



AGENDA

Planning Commission

Tuesday, July 27, 2021, at 6:00 pm

Evans Community Complex, City Council Chambers, 1100 37th Street

PLANNING COMMISSION WORKSESSION

1. CALL TO ORDER:

2. ROLL CALL:

Chairman:	Lyle Achziger
Vice-Chairman:	Kalen Myers
Commissioners:	Billy Castillo
	Mark LeClere
	Robert S. Phillips, III
	David Woolman

3. APPROVAL OF THE MINUTES: 06/22/2021

****Motion/Vote:**

4. WORK SESSION:

- A. Accessory Dwelling Unit
- B. Land Use Tables

5. INFORMATION/DISCUSS:

- A. Packet delivery change – City website vs. Teams folder
- B. Personal email vs. City email
- C. Personal devices vs. City-issued iPads: preference survey

6. MOTION TO ADJOURN:

****Motion/Vote:**



AGENDA

Zoning Board of Appeals/Planning Commission

Tuesday, June 22, 2021, at 6:00 pm

Evans Community Complex, City Council Chambers, 1100 37th Street

ZONING BOARD OF APPEALS

1. **CALL TO ORDER:** -- **06:00 pm**
2. **ROLL CALL:** -- **06:00 pm**
Chairman: Lyle Achziger – Present
Vice-Chairman: Kalen Myers – Not Present
Commissioners: Billy Castillo – Present
Mark LeClere – Present
Robert S. Phillips, III – Not Present
David Woolman – Present
3. **APPROVAL OF THE MINUTES:** 05/25/2021 – **06:01 pm**
****Motion/Vote:** Motion to approve minutes (Castillo). Second (LeClere). Motion passes unanimously.
4. **ADJOURNMENT:** -- **06:00 pm**
****Motion/Vote:** Motion to adjourn (Castillo). Second (Woolman). Passes unanimously.

PLANNING COMMISSION WORKSESSION

1. **CALL TO ORDER:** -- **06:00 pm**
2. **ROLL CALL:** -- **06:00 pm**
Chairman: Lyle Achziger – Present
Vice-Chairman: Kalen Myers – Not Present
Commissioners: Billy Castillo – Present
Mark LeClere – Present
Robert S. Phillips, III – Not Present
David Woolman – Present
3. **APPROVAL OF THE MINUTES:** 05/25/2021 – **06:02 pm**
****Motion/Vote:** Motion to approve minutes (Castillo). Second (Woolman). Passes unanimously.
4. **MASTER PLAN UPDATE:** -- **06:03 pm**
Review Chapters: Culture and Education, Recreation and Tourism
Anne Best Johnson, Community Development Director
Anne Johnson presents overview of master plan process – goals, principles, strategy statements
Discussion points tonight are culture and education, and recreation and tourism.
See .pptx presentation for details (attached)



Question (Achziger): Principle 1 – was there a perception out there that we would only entertain the possibility of a high school?

Answer: It was originally written as a high school focus. But the MPSC removed that focus and made the educational focus broader.

Comment (Achziger): I'm hearing a lot of comments how pleased people are that the performing arts expansion is going in here in Evans at Chappelow.

Response: We were able to handle their site plan at the local level too, so that saved them time and money. That was a really good thing.

Question (Achziger): Where is the Maker Space in Loveland?

Answer: It's right down from the old depot that has been renovated.

Response: There's one there that is associated with the school district too, I think. I would be so pleased to see something like this in Evans. It started with drones. Kids wanted a place to fly their drones so something gives them the ability to do that.

Staff: It is a gold mine of opportunity.

Response: AIMS would be interested in something like that. If this comes to fruition, we will make sure AIMS is aware of it.

Staff: There is interest in working with local welders, potential students, and the Denver art community. If that starts to move forward, I will get in touch with you to see who we should contact at AIMS.

Comment (Achziger): Years ago, someone wanted someone to do something about a library, so someone came in to City Hall here and set up a few computers. It became so popular that we ended up with our beautiful library.

Comment (Achziger): This is giving good direction to the City. It's broad, but it's flexible, and it will be good for us if we can stay on top of it. Work on it, not just let it sit.

Staff: Evans has a lot to be proud of, we just need to start promoting it. If people are happy doing their thing, that's fine. But we should plan things and invite them.

Comment (Achziger): We could have a business meeting too. Something quick – 10 minutes so we don't take up too much of their time but focused on businesses. Here's what we have going on here. Do you have questions or suggestions?

Question: Can we say Evans rec district?

Answer: Yes.

Comment (Achziger): You said there that we don't actively promote ourselves and you're right. It doesn't have to be the big guy who is the leader. Most of the time it isn't. Evans could become the leader in a number of areas. It used to be our senior center. Now it's our parks – city parks and dog park. With the proper forethought and with setting goals, we could become the leader in a lot of things.

Staff: We could be that sleeper super star.

Comment (Achziger): Access points for rafting, floating, fishing.... How much can we really do that? Is there enough water in that river to promote that?

Staff: Maybe not at certain times of the year, but other times, yes there is.

Comment (LeClere): Paddle boarding would be great in the river.

Comment (Woolman): Down toward Longmont they have set something up like that, they have tube rentals nearby and everything. They have even narrowed it in places to make it flow faster. It is definitely seasonal, but it would be so great to be able to do that here.

Question (Achziger): Who was the first county seat in Weld County?

Answer: Evans

Question: Who was the second?

Answer: Greeley

Question: Who was the third? It was Evans again. Greeley was dry until 1976. There are lots of fun stories in our area.

General Comments:

LeClere: Wondering if we're missing out on for new businesses is – when you have groups like Amazon get turned down by another City, could we jump in on something like that?

Staff: As soon as you sent that to me I forwarded it on to our Economic Development Director and she is looking into it.

LeClere: I'm a huge fan of amphitheaters. I think it would be a good first step. Let them come and enjoy themselves and want more. And I'm loving the idea of the creator space.

Castillo: I think what the committee has done has been very thoughtful. It's taken into consideration what we already have, as well as what we could do with those things. I look forward to seeing some of this information take root and grow.

Woolman: I like the direction that we're going. The information and ideas have been vetted quite a bit already. I particularly think the outdoor recreation is a great opportunity.

Achziger: I agree with everything that's been said. Everything we do will help enforce our culture or change our culture—those are both opportunities. The way this is put together, broad but with direction to it, is wonderful. I'm very pleased with it.

5. OTHER ITEMS: -- 07:00 pm

Anne Best Johnson: In May you all heard the USR for Dan Baker's garage. Go in and see the place if you can – their floors are gorgeous. They're doing an amazing job and their cars are really fun. City Council approved their SUP and their SIA. They'll be planting trees and replacing fence, and eventually replacing concrete.

In the Industrial Park, you all approved a variance and SUP for them. City Council approved them as well and they have signed an SIA.

Sign Code was approved by you and City Council has approved it on first reading. Second reading is coming up.



Upcoming development is industrial, commercial, quite a few redevelopment plans, and a potential brewery. And then a lot of properties just trying to improve.

Question: PC doesn't see redevelopment plans or site plans. But would you like to hear updates on those after we have approved them? So that there is no chance they'll come before you?

Answer: Yes.

MPSC had a community event on May 27, and 70 households showed up. At the front of the event was a map and we had people mark where they lived – there were people there from all over the City. There was about 200 people there.

A lot of comments about housing. People want to take pride in their neighborhood. They were excited that Evans was putting on an event to hear from them. Ayers and Fehr & Peers did a great job. We are going to do it again in July and it will be a Spanish speaking event. Root Policy will be hosting that event and we will have it at the library.

6. **MOTION TO ADJOURN:** -- **07:08 pm**

****Motion/Vote:** Motion to adjourn (Castillo). Second (Woolman). Motion passes unanimously.

PLANNING COMMISSION WORK SESSION

AGENDA REPORT

DATE: July 20, 2021
SUBJECT: Accessory Dwelling Unit Introduction
PRESENTED BY: Katelyn Puga, City Planner
Anne Best Johnson, Community Development Director

ITEM DESCRIPTION:

In coordination with the housing strategies and goals of the proposed Master Plan update, City staff has prepared an introduction requesting feedback for allowing Accessory Dwelling Units (ADU) as a housing type within the city. ADUs can be used as a method for improving housing affordability and diversifying housing stock within the community. An ADU is a small residence that share a single-family lot with a larger primary dwelling. Many communities across the Front Range and Northern Colorado have allowed for ADUs as a housing option to combat housing shortages and affordability challenges.

There are benefits and challenges related to the implementation of allowing ADUs that should be considered by Planning Commission. A Code Amendment will be required to allow for ADUs within the city.

The Planning Commission presentation this evening will include a presentation introducing Accessory Dwelling Units as an allowed housing type.

FINANCIAL SUMMARY:

None.

REQUESTING FROM CITY COUNCIL:

Staff requests Planning Commission to provide feedback regarding Accessory Dwelling Units as an allowed housing type within the City.

ATTACHMENTS:

Attachment 1: Powerpoint Presentation

PLANNING COMMISSION WORK SESSION AGENDA REPORT

DATE: July 20, 2021

SUBJECT: Zoning Tables

PRESENTED BY: Katelyn Puga, City Planner

Anne Best Johnson, Community Development Director

ITEM DESCRIPTION:

The Development community has commented to staff that the zoning use tables found in Chapter 18.04 of the Evans Land Use Code are cumbersome to use. Tables organized by use are more proactive by guiding developers based on the intended land use vs. zoning. Staff will be preparing a comprehensive use standards table covering uses in multiple zone districts. The individual tables in each zone district will be removed and one master table will be created.

FINANCIAL SUMMARY:

None.

REQUESTING FROM CITY COUNCIL:

Staff requests Planning Commission to provide feedback for this approach in communicating use allowance in each zone district.

ATTACHMENTS:

Attachment 1: Current Chapter 18.04

Attachment 2: Sample Zoning Use Tables from Loveland and Thornton

CHAPTER 18.04 - Establishment of Zoning Districts

Footnotes:

--- (2) ---

Editor's note— Ord. No. 698-19, adopted July 16, 2019, changed the title of Ch. 18.04 from "Zoning" to read as herein set out.

18.04.010 - Establishment of Districts.

A. In order to carry out the purpose and provisions of this Title, the City is divided into the following zoning districts:

AG	Agricultural
PF	Public Facilities
R1E	Single-Family Estate Residential
R1	Single-Family Residential
R2	Two-Family Residential
R3	Multifamily Residential
RC	Residential Commercial
RMFH	Manufactured Housing
RMH	Mobile Home Community
PUD	Planned Unit Development
C1	Commercial Low Intensity
C2	Commercial Medium Intensity
C3	Commercial High Intensity
I1	Light Industrial
I2	Medium Industrial
I3	Heavy Industrial
85-O	U.S. 85 Office District

85-RC-A	U.S. 85 Retail and Commercial - Auto
85-RC-N	U.S. 85 Retail and Commercial - Neighborhood
85-RC-R	U.S. 85 Retail and Commercial - Regional Corridor

- B. The use of property as a medical marijuana center, optional premises cultivation, or medical marijuana-infused products manufacturing are all uses prohibited in any zoning district.
- C. The use of property as a retail marijuana store, retail marijuana cultivation facility, retail marijuana products manufacturing facility, marijuana testing facility or marijuana club are all uses prohibited in any zoning district.
 - 1. Marijuana club means a place not used for residential purposes where individuals gather to consume or grow marijuana, regardless of whether such place calls itself private or public or charges an admission or membership fee.

(Ord. 698-19, 2019)

18.04.020 - Zoning Map.

- A. The location and boundaries of the districts established by this Title are shown upon the Official Zoning Map for the City of Evans.
- B. Rules for interpreting district boundaries.
 - 1. Where uncertainty exists as to the boundaries of any zoning district shown on the official zoning map, the following rules shall apply:
 - a. Where such boundaries are indicated as approximately following streets and alley lines or lot lines, such lines shall be construed to be such boundaries.
 - b. In unsubdivided property or where a zoning district boundary divides a lot, the location of any such boundary shall be determined by legal description.
 - c. In case further uncertainties exist, the City Council, upon written application or upon its own motion, shall determine the location of such boundaries.
 - d. Where a street or alley is officially vacated, the property formerly in that street or alley shall be included within the zoning district of the adjoining property on either side thereof. In the event a street or alley separates two (2) or more different zoning districts, the new zoning district boundary shall be the centerline of such vacated street or alley.
 - e. When possible, zone districts shall follow alleys, rear or side property lines and not centerlines of street rights-of-way.

18.04.030 - AG - Agricultural District.

The purpose of the AG zone district is to provide a district that encourages and preserves agricultural uses in the City, as well as providing a district for properties within the City which are currently being used for agricultural purposes and/or which have no other future land use proposed at this time, or may be in a transitional stage with regard to development.

- A. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards

table below. Those uses listed on the table below with a "P" require approval of either a Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit. Land uses not specifically listed on the Table below shall be presumed to be prohibited.

Agricultural Zone District Use Standards	
Land Use	Zone District
	Agricultural
	AG
P = Site Plan or Redevelopment Plan S= Special Uses [blank] = Prohibited Uses	
Agriculture, many uses are allowed by right and do not require land use permitting per the Community Development Director's discretion	P*
Dwelling, single-family, permitted through the Building Permit process accompanied with a Plot Plan	P*
Dwelling, manufactured home	P*
Dwelling, factory-built home	P*
School	P
Public service facilities	P
Accessory Uses	P
Animals confined	S
Cemetery	S
Kennel	S
Recreations facilities, outdoor extensive	S
Security residence	S*

* Maximum of one (1) dwelling unit per forty (40) acres.

- B. The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Agricultural Zone District Dimensional Standards	
Standard	AG
Setbacks (From Lot Line)	
Min. Front (feet)	25
Min. Interior Side (feet)	Five (5) feet for buildings up to fifteen (15) feet in height, plus one (1) foot for each three (3) feet, or fraction thereof, of height in excess of fifteen (15) feet
Min. Side Street (feet)	25
Min. Rear	20
Max. Lot Size (%)	Two (2) acres maximum one (1) dwelling unit per forty (40) acres
Min. Open Space (%)	N/A
Max. Height (feet)	Thirty-five (35) feet for residential buildings, sixty (60) feet for agricultural buildings or structures

- C. If development abuts the U.S. 85 Overlay District, all development shall be reviewed for conformity with neighboring development at the time of application.

(Ord. 733-20, § 6, 2020)

18.04.040 - Public Facilities District.

- A. The purpose of this zone is to increase public services within the City of Evans.
- B. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards table

below. Those uses listed on the table below with a "P" require either an approved Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit.

Public Facilities Zone District Use Standards	
Land Use	Zone District
	Public Facilities
	PF
P = Site Plan or Redevelopment Plan S= Special Uses [blank] = Prohibited Uses	
Open space	P
Parking lot, off-street	P
Public service facilities	P
Transportation facilities	P

- C. The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Public Facilities Zone District Dimensional Standards	
Standard	PF
Setbacks (From Lot Line)	
Min. Front (feet)	25
Min. Interior Side (feet)	0/10 ^{*3}
Min. Side Street (feet)	0/10
Min. Rear	0/10 ^{*3}
Max. Lot Size (%)	70

Min. Open Space (%)	*1
Max. Height (feet)	40 *2

*1 = In accordance with [Section] 18.04.100 of the Evans Municipal Code.

> *2 = Forty (40) feet will include additional architectural detail added to the top of each elevation.

> *3 = If development is not located at a zero foot setback, the setback shall be ten (10) feet.

- D. If development abuts the U.S. 85 Overlay District, all development shall be reviewed for conformity with neighboring development at the time of application.

(Ord. 733-20, § 6, 2020; Ord. 698-19, 2019)

Editor's note— Ord. 698-19, adopted July 16, 2019, renumbered former § 18.04.070 as § 18.04.040.

18.04.050 - Residential Districts.

- A. Single-Family Estate Residential District (R-1E). The purpose of this zone is to provide a district that preserves the rural openness that defines the identity of the area. The densities and permitted uses are established to enhance the agricultural and open residential character. The allowable nonresidential in the R-1E zone district are intended to be harmonious with agricultural uses and low density residential living and should support the local district.
- B. Single-Family Residential District (R-1). The purpose of this zone is to provide a district that is centered on the single-family home neighborhood. The densities and uses required in this district are established to enhance the open residential character that is typical to a low density nonbusiness zone district. The allowable nonresidential uses permitted are intended to be harmonious with low density residential living and should support the local neighborhood.
- C. Residential Manufactured Housing District (RMFH). The purpose of this zone is to provide a district that is centered on the single-family home neighborhood. The densities and uses required by this district are established to enhance the open residential character that is typical to a low density nonbusiness zone district. The allowable nonresidential uses listed in this district are intended to be harmonious with low density residential living and should support the local neighborhood. The purpose of the RMFH standards is to ensure a quality development and environment for the owners of manufactured and factory built housing.
- D. Two-Family Residential District (R-2). The purpose of this zone is to provide a district that is centered on the duplex/town house/condominium neighborhood. The regulations required in this district are established to enhance the multi-family residential character that is typical to a medium density nonbusiness zone district. The allowable nonresidential uses listed in this district are intended to be harmonious with medium density residential living and should support the local neighborhood.
- E. Multifamily Residential District (R-3). The purpose of this zone is to provide a district that is centered on the multifamily/apartment neighborhood. The regulations required by this Chapter are established to enhance the multifamily residential character that is typical to a high density nonbusiness zone districts. The allowable nonresidential uses listed here are intended to be harmonious with high density residential living.

- F. Residential Manufactured Home District (RMH). The purpose of this zone is to support the Evans Comprehensive Plan to protect health, safety, welfare, compatibility and property values within the City.
- G. Residential Commercial District (RC). The purpose of this zone is to provide a district which combines, on a scale sufficient to permit the application of efficient master planning, the multiple uses of residences, offices, services, medical offices and facilities, pharmacies, recreation and associated uses. To the extent practicable, development should serve to de-emphasize the use of the individual motor vehicle within the district. Dwelling units shall be an important component of the residential commercial district and should be thoroughly dispersed throughout the district in diverse forms and sizes. Public spaces shall be encouraged and give strong consideration within any intensely developed commercial or office areas.
- H. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards table below. Those uses listed on the table below with a "P" require approval of either a Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit. Land uses not specifically listed on the Table below shall be presumed to be prohibited.

Residential Zone Districts Use Standards							
Land Use	Zone District						
	Residential						
	R-1E	R1	R2	R3	RC	RMFH ^{*2}	RMH [*]
P = Site Plan or Redevelopment Plan S= Special Uses [blank] = Prohibited Uses							
Accessory building/structure	P	P	P	P	P	P	
Accessory use	P	P	P	P	P	P	
Community facilities	S	S	S	S	P	S	
Congregate residence				S	S		
Day care center	S	S	S	S	S	S	
Dwelling, single-family residential, permitted through the Building Permit process accompanied with a Plot Plan	P	P	P	P	P	P	
Dwelling, two-family			P	P	P		
Dwelling, multifamily				P	P		
Dwelling, condominium			P	P	P		

Dwelling, townhouse			P	P	P		
Factory-built home						P	
Farming	P	P	P	P	P	P	
Group homes	S	S	S	P	P	S	
Long-term care facilities	S	S	S	S	S	S	
Manufactured home						P	
Mini storage units					S		
Office and financial uses					P		
Personal service establishments					P		
Public service facilities	P	P	P	P	P	P	
Recreational facilities, indoor					S		
Recreational facilities, outdoor extensive	S	S	S	S	S	S	
Repair shops					S		
Retail uses, extensive					S		
Retail uses, intensive					P		
Research laboratory					S		
School	P	P	P	P	P	P	
Staff supervised residential facilities				P			
Telecommunication facilities	S			S	S		
Vocational schools					S		

* Uses outlined in Section 18.04.060.

*² All manufactured housing shall be installed in accordance with the ICBO Guidelines for Manufactured Housing Installation, as adopted by the City. Ownership of the structure and ownership of the lot shall be recorded as a single deed with Weld County, Colorado. Separate title to the structure shall not be permitted.

- I. The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Residential Zone Districts Dimensional Standards								
Standard	R-1E	R1	R2	R3	RC-res	RC-com	RMFH	RMH
Setbacks (From Lot Line)								
Min. Front (feet)	25	25	25	25	25	25	20	<u>18.04.060</u>
Min. Side (feet)	10 ^{*1}	^{*3}	^{*3}	^{*3}	^{*3}	30 ^{*6}	^{*3}	<u>18.04.060</u>
Min. Side Street (feet)	20	15	15	15	15	25	15	<u>18.04.060</u>
Min. Rear	30	20	20	20	20	30 ^{*6}	15	<u>18.04.060</u>
Max. Lot (size/coverage)	13,000 sf	^{*4}	^{*4}	^{*4}	^{*4}	80%	^{*4}	<u>18.04.060</u>
Min. Open Space (%)	N/A	N/A	45	45	45 (MF)	N/A	N/A	<u>18.04.060</u>
Min. Zone District Area	N/A	N/A	N/A	N/A	N/A	N/A	2 contiguous acres	<u>18.04.060</u>
Max. Height (feet)	^{*2}	^{*2}	^{*2}	^{*2}	^{*2}	35	^{*2}	<u>18.04.060</u>

*¹ = Ten (10) feet is the minimum side yard setback for homes that are fifteen (15) in height or less. For homes greater than fifteen (15) feet in height, this setback shall be an additional one (1) foot for each three (3) feet of building height or fraction thereof. Building height is measured from the peak or highest point of the roof to the surrounding grade.

*² = Three (3) stories or thirty-five (35) feet, whichever is less.

*³ = Five (5) feet is the minimum side yard setback for homes that are fifteen (15) feet in height or less. For homes greater than fifteen (15) feet in height, this setback shall be an additional one (1) foot for each three (3) feet of building height or fraction thereof. Building height is measured from the peak or highest point of the roof to the

surrounding grade.

*4 = The minimum lot size is six thousand (6,000) square feet, unless specified differently in a PUD Development Plan.

*5 = Setback from adjacent residentially zoned properties.

*6 = On each individual lot, this is the amount of property to be unencumbered by structures or impervious surface.

J. If development abuts the U.S. 85 Overlay District, all development shall be reviewed for conformity with neighboring development at the time of application.

(Ord. 733-20, §§ 2, 6, 2020; Ord. 698-19, 2019)

Editor's note— Ord. 698-19, adopted July 16, 2019, renumbered former § 18.04.080 as § 18.04.050.

18.04.060 - RMH—Residential Manufactured Home District.

A. Purpose. The regulations contained within this Section are intended to be the minimum standards. Higher or additional standards may be required to meet the intent of the zoning district. The standards contained within this zoning district are not intended to apply to manufactured home parks zoned PUD (Planned Unit Development). It is the intention of the City that if an existing unincorporated manufactured home park is annexed to the City, a specific Manufactured Home Park Plan for that park will be addressed in an annexation agreement for the property.

B. Definitions.

Abandoned or *abandonment* shall mean include the following: conditions indicating abandonment of a mobile or manufactured home shall include, but shall not be limited to, lack of occupancy with no forwarding information or signage indicating the home is for rent or for sale and/or windows or doors that are not secured. A mobile or manufactured home that is cited under the abatement of Dangerous Building Code with a notice and order and is not brought into compliance with the building code within thirty (30) days' notice of said violation shall be considered for the purpose of this Chapter to be abandoned. Abandoned mobile or manufactured homes shall not be considered legal, nonconforming structures under this Code.

Existing manufactured home park shall mean one (1) of the four (4) existing manufactured home parks zoned RMH within the City at the time of repeal and re-adoption of this Chapter. Any existing manufactured home park that is redeveloped as defined herein or discontinues its manufactured home park use as defined herein for three (3) or more consecutive months shall no longer be considered an existing manufactured home park under this Chapter.

Redevelopment shall mean substantial changes to a manufactured home park which may include, but not be limited to, an increase in the area of the manufactured home park, decrease in open space, or increase in the number of manufactured home spaces or detached structures such as offices or clubhouse but not including sheds, carports or garages, or other changes in layout, including streets or size and shape of spaces (unless combining spaces).

C. Existing manufactured home parks.

1. Existing manufactured home parks shall not be increased in land area, number of structures, or spaces; nor shall the size or location of parks, open space or roadways be changed.
2. Only one (1) manufactured home shall be allowed on a manufactured home space.
3. It shall be a violation of the Municipal Code for any owner of any home to abandon such home within the

City. Once a home has been abandoned, the manufactured park owner shall have one hundred twenty (120) days to obtain title to the home. At any time during said one hundred twenty (120) days or upon reaching the one hundred twenty (120) days, the park owner shall be required to provide proof of reasonable attempts to obtain title to the home. That proof can include, but is not limited to, a certified copy of correspondence to the County and/or State, an application filed with the County and/or State, letters from the County and/or State or other forms of written documentation. Reasonable attempts to obtain title to the home shall be a defense to any citation regarding failure to obtain title to the home.

4. Upon obtaining title to such home, a manufactured home park owner shall have thirty (30) days to remove or bring such home into compliance with all applicable building code requirements and the requirements of Section 18.04.090 of the Municipal Code. Failure to provide adequate proof of reasonable action to secure a transfer of title or to provide adequate proof of meeting current code requirements shall be a violation of this Section and shall subject the manufactured park owner to penalties. Every day of violation will be considered a separate violation subjecting the manufactured park owner to a separate penalty for each day such violation continues. The maximum penalty for violation will be one thousand dollars (\$1,000.00) per day. The park owner shall not be liable for any penalties if, prior to the end of the thirty-day period set forth above, the park owner has contracted with a mover to remove the home from the park or contracted with a licensed contractor to repair said home to bring it into compliance with applicable building code requirements and the requirements of Section 18.04.060 of the Municipal Code. The time frame for the removal or repair of the home shall be a reasonable time frame based upon the availability of contractors and materials as well as weather conditions.
5. No hazardous, combustible, flammable or chemical storage shall be allowed under a manufactured home, on the roof of a manufactured home or on the roof of any accessory structure. Both the owner of the manufactured home and the owner of the manufactured home park shall be held responsible for such violation in accordance with Chapter 1.16 and 1.17 of the Municipal Code. In addition to the requirements of Section 18.05.020.1, Home Occupations, and notwithstanding any provision to the contrary, no customer/client visits to a manufactured home in conjunction with a home occupation shall be permitted. Resident managers are specifically allowed.
6. No structural enlargement or exterior addition to any manufactured home shall be permitted. This provision shall not be construed as applying to unenclosed carports, patios, decks, porches, awnings or similar unenclosed additions required in this Chapter and for which a valid building permit was issued.
7. It shall be the responsibility of the manufactured home owner to obtain all required building permits for detached accessory structures, including but not limited to sheds, carports, and garages, as well as any required appurtenances attached to a manufactured home, such as entryway stairs and landings. The manufactured home owner or designee shall show written evidence that the park owner has approved any and all detached accessory structures as described above prior to the city permit being issued.
8. No detached accessory structure, excluding fences, shall be closer than ten (10) feet from a home or accessory structure on a separate home space or any exterior property line of the property or any public right-of-way. The distance between a detached accessory structure and a home or accessory structure on the same home space shall be in accordance with the building code as adopted in the Municipal Code.
 - a. Each home space shall be limited to the following accessory structures:
 - (1) One (1) detached garage or carport not exceeding six hundred (600) square feet.
 - (2) One (1) unenclosed porch and/or covered entry, or one (1) enclosed porch and/or covered entry with less than one hundred twenty (120) square feet of extended roof area, per exterior door of the

manufactured home unit.

(3) Awnings.

(4) One (1) storage shed no greater than three hundred (300) square feet of extended roof area and no taller than eight (8) feet in height.

9. Accessory buildings not on home spaces such as offices (separate from a home), clubhouses and laundry buildings shall not be replaced with homes or home spaces.
 10. Each home space shall have two (2) paved, off-street parking spaces measuring at least one hundred seventy-one (171) square feet each (minimum dimensions of nine (9) feet by nineteen (19) feet), which may be located side by side or end to end. Garage and carport spaces shall count toward this requirement. This requirement shall not apply to home spaces that have two (2) designated, striped, paved parking spaces (minimum dimensions of nine (9) feet by nineteen (19) feet) adjacent to the manufactured home space provided such parking spaces and the adjacent roadway conform to the following requirements.
 11. No parking shall be permitted on any private roadways unless twenty (20) feet minimum of unobstructed traveled roadway is maintained at all times. Roadways that are thirty-two (32) or more feet wide (paved) may be designated for parking on both sides of the street with painted white lines perpendicular to the travel way. Roadways that are between twenty-six (26) and thirty-two (32) feet wide (paved) may be designated for parking on only one (1) side of the street with painted white lines perpendicular to the travel way. Roadways less than twenty-six (26) feet wide (paved) shall not have any on-street parking permitted. The park owner shall install signs stating "No Parking - Fire Lane" or "Parking This Side Only" or similar as approved by the City on each side of every roadway less than thirty-two (32) feet in width. Vehicles parked in violation of this Section may be ticketed and/or towed by the Evans Police Department in accordance with Subsection 10.04.030.M of this Code.
 12. The park owner shall install and maintain a directory poster at or near each entrance to the manufactured home park to assist fire, police and service personnel in locating particular home spaces within the park. Such poster shall be at least five (5) feet wide by four (4) feet tall and shall depict an aerial (plan) view of the park with each space number clearly marked.
 13. Signage advertising the park shall be in accordance with Section 18.09.080.
 14. The park owner shall provide adequate trash service. Adequate trash service shall be defined as individual service to each home by the City or its contractor in accordance with Subsection 8.04.090.E. or provision of trash receptacles within the park meeting the following requirements: such receptacles shall be screened on three (3) sides by a six-foot privacy fence or wall and such receptacles shall be located such that no home without individual trash service is more than two hundred (200) feet from a trash receptacle.
- D. License and license fees. It is unlawful for any person, firm or corporation to establish, maintain or operate, or permit to be established, maintained or operated, any manufactured home park/community within the City without first having secured a license pursuant to Section 18.04.050.
- E. Replacement manufactured homes.
1. Manufactured homes shall only be allowed in parks zoned RMH.
 2. Manufactured homes shall be certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, U.S.C., § 5401 et seq., as amended, and shall bear an insignia indicating such and the date of manufacture. No mobile home manufactured prior to 1976 shall be allowed to be installed within the City.
 - a. Exception. A mobile home that does not meet the preceding requirement but that existed within the City

prior to the adoption of this regulation may be relocated within the City provided such home is relocated to a space at least one hundred (100) feet farther from any public right-of-way than the space it previously occupied.

3. No manufactured home manufactured more than ten (10) years prior to the date of its installation shall be allowed to be installed within the City unless such home meets the following architectural standards:
 - a. The exterior of the home is free of any obvious deterioration or signs of lack of maintenance; for example, any missing or broken shutters or trim, damaged roofing or siding, faded or peeling paint, or similar damage or deterioration.
 - b. Minimum roof pitch of 3:12 (one (1) foot rise for each three (3) feet of horizontal run) or roof pitches that are designed to allow for "green" building measures such as water collection or growing of gardens.
 - c. Roof material of asphalt shingles or colored, nongalvanized standing seam material.
 - d. Exterior siding material of wood or vinyl siding or stucco or material equivalent in appearance, or siding that is of similar appearance and meets green building standards such as recycled concrete or metal.
 - e. Skirting material of stucco or material similar in appearance to stucco or vinyl skirting in good repair that is compatible with the home.
 - f. This Subsection shall not apply to a mobile home that is moved from one (1) mobile home space to another space within the same mobile home park as long as the space to which it is being moved is farther from any public right-of-way than the space from which it is being moved.
 - g. Two (2) or more compatible or complementary colors on exterior of home, including the colors on shutters or trim, if any.
4. No person shall install any manufactured home within the City without first obtaining a building permit from the City. The application for the permit shall be on a form provided by the City and shall be signed by both the owner of the home and the owner of the park, or their representatives. A permit for a manufactured home shall not be issued by the City if the park has any pending or outstanding Municipal Code violations that have not been corrected after due notice.
5. Any home that is removed from its space shall not be replaced by another home except in conformance with the Municipal Code.
6. No home shall be removed from a park without first obtaining a house-moving permit from the City.
7. No home shall be occupied prior to issuance of a certificate of occupancy. Prior to issuance of a certificate of occupancy the City shall inspect the home to ensure it is located and set in accordance with this Chapter, applicable building code requirements and any other relevant provision of this Code. All homes shall be connected to public water and sewer service and gas and/or electricity service prior to issuance of a certificate of occupancy. Issuance of a certificate of occupancy shall require that all accessory structures on the space on which the manufactured home is located comply with the requirements of this Chapter.
8. Required internal and public setbacks.
 - a. No home, exclusive of trailer hitches and eaves shall be located within ten (10) feet of any other home. No decks, stairs or other appurtenances shall be located within six (6) feet of a home or the decks, stairs or other appurtenances on another home space.
 - b. No home, exclusive of trailer hitches and eaves, but including any carports, decks, awnings, or other additions, shall be located within twenty-five (25) feet of any public right-of-way.
 - c. No home, exclusive of trailer hitches and eaves shall be located within ten (10) feet of any perimeter property line of the park. No decks, stairs or other appurtenances shall be located within five (5) feet of

any perimeter property line.

d. Reference Table in Section 18.04.050 for detailed information.

9. Trailer hitches must be removed or concealed with material similar in appearance to the siding of the home prior to issuance of a certificate of occupancy.
10. Manufactured homes shall be fully skirted prior to issuance of a certificate of occupancy. Such skirting shall be durable, rigid weather-resistant material.
11. Prior to issuance of a certificate of occupancy, the space unit number shall be indicated on the home or on the space so that the space is clearly identifiable from the nearest street.
12. The maximum height of any manufactured home or garage accessory to a manufactured home shall be fifteen (15) feet.
13. Manufactured homes located within seventy-five (75) feet of a public right-of-way shall have the following additional requirements:
 - a. There shall be a minimum of one (1) two-inch caliper tree planted between the home and each right-of-way. Such trees shall be of a species listed on the City's approved landscape planning list. Existing trees shall be considered as meeting this requirement only if they are in good condition and of a species listed on the City's approved landscape planning list. The park owner shall be responsible for ensuring that such trees are maintained and watered and shall promptly replace any diseased, dead or dying trees. City staff shall have the discretion to allow the placement of trees required by this Subsection to be relocated to other areas of the park or adjacent land if such areas would be more suitable for such trees. Alternative plans for improvements in lieu of trees may be proposed by a park owner for review and consideration of approval by the Planning Commission.
 - b. The side of the manufactured home nearest the right-of-way shall contain at least one (1) window with a minimum area of four (4) square feet.
- F. New and redeveloped manufactured home parks. No park shall be developed, nor shall an existing park be redeveloped or the use of a park be recommenced after having been discontinued (regardless of whether such discontinuance was voluntary or involuntary and regardless of the cause of the discontinued use), as defined herein, for three (3) or more consecutive months, without first obtaining Manufactured Home Park Plan approval by the City Council by ordinance. The Manufactured Home Park Plan shall conform to all of the requirements for planned unit developments (PUD) as provided in Section 18.04.110, planned unit developments, and shall be processed as an application for a PUD. Such plans shall, at a minimum, include regulations on the following:
 1. Setbacks from property lines and right-of-way.
 2. Separation distance between homes.
 3. Foundation requirements.
 4. Parking and driveways.
 5. Private street materials and dimensions, street names and sidewalks, if any.
 6. Provision of water and sewer service.
 7. Stormwater drainage.
 8. Accessory structures and storage.
 9. Age of homes at the time of installation.
 10. Density or maximum number of homes.
 11. Minimum and maximum length, width and height of homes.

12. Roof pitch and material.
13. Minimum eave length and other aesthetic aspects.
14. Signage.
15. Fencing - perimeter and on lots.
16. Open space.
17. Amenities.
18. Landscaping and entryway features.
19. Lighting.
20. Maintenance.

G. Maintenance and nuisance.

1. The owner of a home shall be responsible for maintaining the exterior of the home, including but not limited to roofing, siding and skirting, in good condition and shall promptly replace or repair any damage or defects to such exterior. The owner of a home shall be responsible for maintaining the yard or open space within his or her designated home space, including but not limited to keeping such area free of weeds, trash or other violation of this Code. Any such violation shall be punishable in accordance with Chapter 1.16 and/or Chapter 1.17 of this Code, as applicable.
2. The owner of a park shall be responsible for ensuring that every home within his or her park conforms to the International Property Maintenance Code as adopted and amended in Chapter 15.24 of this Code. Existence of violations of said code within a park shall be grounds for withholding of permits for replacement homes until such violations are corrected. Documented efforts made by the park owner will be taken into consideration when the City reviews the permit process.
3. The owner of a park shall be responsible for maintaining in good condition any and all of the following within his or her park and shall promptly replace or repair any damage or defects to such:
 - a. Private streets, driveways, and walkways.
 - b. Landscaping, not within an occupied, designated home space, including that which is located within adjacent right-of-way between streets or sidewalks and the park property line.
 - c. Fencing within the park or on the adjacent right-of-way.
 - d. Signage within the park or on the adjacent right-of-way.
 - e. Lighting within the park.
 - f. Private water and sewer service lines.
 - g. Stormwater detention ponds and structures.
 - h. Accessory buildings that are owned by the park owner, whether or not they are within a designated home space.
 - i. The owner of a park shall be responsible for any home space that is not occupied by a home, including keeping such spaces free of weeds, trash or other violations of this Code. Any such violation shall be punishable in accordance with Chapter 1.16 and/or Chapter 1.17 of this Code, as applicable, and shall be grounds for withholding of permits for replacement homes until such violations are corrected.

H. Rezoning of existing or discontinued manufactured home parks.

1. If a park owner applies for a zoning amendment in accordance Section 18.04.170 to change the zoning of the park from RMH, residential manufactured home, to another zoning designation, the City may first require a

written agreement with the park owner regarding timely removal of all homes on the property and conversion of the property to another use.

2. If the zoning of an existing park is changed to another designation that does not allow manufactured homes and the park owner did not apply for such zoning amendment, replacement homes may continue to be installed in accordance with Section 18.04.090. Nothing in this Section shall be construed to require the removal of a home that is occupied by its owner or a bona fide tenant of its owner.
3. This Section may be addressed and superseded by an approved Manufactured Home Park Plan or agreement between the City and the park owner, which shall apply to their heirs and assigns.

- I. Dimensional Standards. The Table below shows setbacks for all structures from the public right-of-way and property line. Landscaping, open space, playgrounds and private roads shall be allowed within the setbacks.

Front street	Side street	Street Side	Rear	Perimeter of property	Maximum height
25'	5'	15'	20'	5' for accessory structures; 10' for homes	15'

The Table below shows internal setbacks for mobile homes and accessory structures:

End to end	Side to side	Front to side	Accessory structures*
10'	10'	10'	6'

J. Recreational vehicle park.

1. Intent: The intent of this section is to:
 - a. Provide minimum standards and requirements for recreational vehicle parks;
 - b. Establish requirements for the design, construction, alteration, extension, maintenance, replacement or discontinuance of recreational vehicle parks and related utilities and facilities;
 - c. Authorize the issuance of permits for the construction, alteration, or extension of recreational vehicle parks; and
 - d. Authorize the inspection of recreational vehicle parks.
2. Minimum development standards, permits, nonconforming uses and violations.
 - a. Minimum development standards. A recreational vehicle park shall meet the following minimum development standards in addition to the Development Standards for all development within the City in accordance with Chapter 18.07 of the Municipal Code:
 - i. Property must be zoned Residential Manufactured Home District (RMH) to allow the use of a recreational vehicle park. Such parcel being commercial in nature must comply with all the state and local regulations.
 - ii. A recreational vehicle park must have an area of at least five (5) acres and sites for at least fifteen (15)

recreational vehicles. The maximum density of a recreational vehicle park shall not exceed fourteen (14) sites per acre. Recreational parks must be located within one-half (½) mile of a public park that is at least forty (40) acres in size.

- iii. All recreational vehicles, recreational vehicle sites and recreational vehicle parks must be in, and maintain compliance with all applicable building, fire, electrical, mechanical and related codes. Existing construction or infrastructure need not be removed and replaced to meet current code requirements if it is demonstrated to be functional and safe.
- iv. Recreational vehicles must remain readily mobile in a recreational vehicle park. This shall be interpreted to mean the recreational vehicle shall hold a current license and be ready for highway use. No structures may be attached to a recreational vehicle or placed in a manner that would prevent or hinder the immediate removal of the recreational vehicle.
- v. Recreational vehicles must be in like-new condition or not greater than ten (10) years in age to be accommodated in a recreational vehicle park subject to park management and City approval. Recreational vehicles must remain readily mobile.
- vi. A recreational vehicle park shall include areas for both longterm and shortterm use. Uses for fewer than thirty (30) days are shortterm uses. Uses of thirty (30) days or longer are longterm uses. A minimum of fifteen (15) percent of the spaces at a recreational vehicle park shall be for shortterm use.
- vii. When used in connection with a recreational vehicle, temporary use shall refer to occupancy of an RV for a continuous period less than thirty (30) days.
- viii. Each pad where a recreational vehicle is to be parked shall be level and a minimum of thirty-one (31) feet long and ten (10) feet wide. The pad shall be constructed of concrete, asphalt, recycled concrete or asphalt, or gravel. If the pad material is not concrete or asphalt, the pad shall be bordered with a permanent edging material such as concrete or pressurized wood to prohibit loose material from leaving the pad site. Two-thirds (2/3) of the individual recreational vehicle sites (the area containing the pad and space around each recreational vehicle) shall be a minimum of one thousand two hundred (1,200) square feet in size and for one-third (1/3) of the individual recreational vehicle sites shall be a minimum of one thousand five hundred (1,500) square feet. Each recreational vehicle must be separated by at least ten (10) feet from any structure or other recreational vehicles.
- ix. Each recreational vehicle site must be equipped with utility hook-ups including water, sanitary sewer and electrical service (20, 30 and 50 amp service). Each recreational vehicle site and comfort station must be connected to the City of Evans' Water and Sanitary Sewer Systems. Recreational vehicles must be placed within ten (10) feet of the utility hook-ups.
- x. Outside open storage is not permitted at each individual recreational vehicle site. An approved enclosed storage space may be accommodated at each individual recreational vehicle site or the recreational vehicle park may provide a common storage area available to patrons. Outside storage may be proposed as part of the recreational vehicle park land use permit, as approved by the City of Evans. Should outside storage be contemplated for patrons of the park, such storage shall be in a screened area.
- xi. Maintenance of recreational vehicles is not a permitted use in a recreational vehicle park/campground unless conducted in an area designated as a maintenance area for the patrons of the park in a screened or enclosed area in compliance with the Recreational Vehicle Park Site Plan, as approved by the City of Evans.

- xii. Internal roads shall be paved. Internal roads shall form a loop system and be constructed in the same m same standards as an alley, including the following standards:
 - 1. One (1) twenty-foot paved drive lane and two (2) four-foot unpaved shoulders.
 - 2. The drive lane and shoulders shall be able to support seventy-five thousand (75,000) pounds and be all-weather surfaced.
 - 3. The shoulders shall be graveled.
 - 4. There shall be twenty-six (26) feet of clearance at hydrants.
 - 5. There shall be a twenty-eight-foot radius on all curves.
 - 6. Turn-arounds will be required and may be required as frequently as one hundred fifty (150) feet per the Fire Protection District review.
 - 7. Culs-de-sac are permitted off the main internal road.
 - 8. If an internal road system is for one-way traffic only, directional signs must be installed.
- xiii. On-street parking within the park is not allowed. All travel lanes and the shoulders shall remain unencumbered.
- xiv. Access to a recreational vehicle park must not be through any developed area or land platted for residential uses. Roads providing access to the recreational vehicle parks must be publicly maintained by the City of Evans. Access into the site and within the site shall be designed to meet the needs of emergency responders.
- xv. Entrances into recreational vehicle parks must accommodate the turning radius of emergency vehicles and the turning radius of recreational vehicles. Sight distance triangles found in the City of Evans Specification for Streets must be adhered to.
- xvi. Recreational vehicle parks may include trails or sidewalks for pedestrian-only uses. These trails or sidewalks shall connect individual sites within the park to amenities such as comfort station(s) and other amenities. recreational vehicle parks adjacent to existing or planned City parks or trails shall provide access from the recreational vehicle park to the public park or trail. The access to external parks and trails from the recreational vehicle park shall be gated to prohibit the general public from accessing the recreational vehicle park.

Table 18.04.060.J.1

Description	Setback
From the perimeter of the recreational vehicle park	25 feet
From existing single-family residences or tourist accommodations, unless the same are accessory uses within the recreational vehicle park	75 feet
From the boundary of a public right-of-way	25 feet

- xvii. Recreational vehicle sites in a recreational vehicle park shall have the following recreational vehicle minimum setback requirements: Recreational vehicles cannot be parked or attached to the ground or

any other parked vehicle within any public right-of-way or within twenty-five (25) feet of the boundary of any public right-of-way for overnight accommodations.

- xviii. The site perimeter shall be secured by a gated/fenced entrance. Access to the site shall be through an access-controlled gate from the public right-of-way into the recreational vehicle park.
- xix. Roads and pedestrian walkways within the recreational vehicle park, buildings, comfort stations and other areas or facilities with nighttime use must be lighted for safe use. The International Dark Sky Association guidelines shall be consulted for lighting that does not spill onto adjacent properties or negatively illuminate the night sky.
- xx. At least one (1) common comfort station shall be provided. The comfort station must be maintained primarily for the use of the recreational vehicle park patrons and patron's guests. The general public must not be invited by advertisement or otherwise to use the comfort station. The following amenities shall be provided.

Table 18.04.060.J.2

Sites	Toilets		Urinals	Lavatories		Showers	
	Male	Female	Male	Male	Female	Male	Female
15	1	2	1	1	1	1	1
16—30	1	2	1	1	1	1	1
31—45	2	3	1	3	3	1	1
46—60	2	4	2	3	3	2	2
61—80	3	5	2	4	4	2	2
81—100	3	5	2	4	4	3	3

1. These are the minimum number of fixtures to be provided in comfort stations. For every thirty (30) additional sites in excess of one hundred (100) sites, one (1) additional male toilet, female toilet, male lavatory and female lavatory must be provided.
2. For every forty (40) additional sites in excess of one hundred (100) sites, one (1) additional male shower and female shower must be provided.
3. For every one hundred (100) additional sites in excess of one hundred (100) sites, one (1) additional urinal and one (1) female toilet must be provided.
4. Comfort stations may include space used for retail for patrons of the RV park, a laundry facility, a club house or indoor gathering area, the check-in station, for example, or these uses may occur in a separate building.
5. The comfort station can be a stand-alone facility from a clubhouse/welcome area. If separated,

the clubhouse/welcome area should include adequate restroom facilities for the intended use.

- xxi. The facility shall be compliant with the Americans with Disabilities Act, including five (5) percent of the individual recreational vehicle sites/pads.
 - xxii. If the recreational vehicle park is located in a Flood Hazard Development area, provisions of the Municipal Code, Chapter 16.04 must be followed.
 - xxiii. Each recreational vehicle park must contain an entrance sign inclusive of site address and emergency contact numbers. A site map must be near the park entrance inclusive of clear numbering of each individual recreational vehicle space. Each recreational vehicle space shall be clearly identified and visible from the internal road.
- b. Permit. Except as otherwise expressly stated in this Code, application for a recreational vehicle park permit must be made in accordance with the site plan review process outlined in Chapter 18.05 in conformance with the Municipal Code. An applicant may not operate a recreational vehicle park or conduct earth-moving, construction, alteration, extension, maintenance or use the facility as a recreational vehicle park without approval of the site plan review application and obtain all necessary grading and building permits through the City of Evans, Weld County or State of Colorado. In addition to the site plan review process and application requirements, the applicant must include the following information in the application materials:
- i. Site plan in accordance with Section 18.05.030 including the number of RV sites, dimensions, drive aisles and dimensions, any structures associated with the use, sign plan, for example.
 - ii. Description of operations (summary of project, hours of operation, number of employees, length of stay, facilities to be provided at a common comfort station or facility, for example).
 - iii. Lighting plan that complies with the International Dark Sky Associate guidelines.
 - iv. A site security plan including an emergency action plan/evacuation plan shall be provided to the City of Evans with the site plan. If required, these plans shall be also reviewed and approved by the Evans Fire Protection District and Weld County Office of Emergency Management.
 - v. Identified areas for outside storage for the development and a screening plan for outside storage areas that complies with this Section and Chapter 18.07 if there are additional requirements.
 - vi. Parking, paving and circulation plan that provides assurance of adequate access for emergency vehicles; if internal roads are planned to be unpaved, provide a dust mitigation plan.
 - vii. Traffic study or narrative as appropriate to the site-specific development plans in accordance with City guidelines.
 - viii. Drainage study or narrative as appropriate to the site-specific development plans in accordance with City standards.
 - ix. Development agreement, to be provided by the City if the site plan review has been approved.
 - x. An evacuation plan for the RV park that can be implemented in the event of an emergency that is determined by the Evans Fire Protection District, the Evans Police Department and the Weld County Office of Emergency Management to require the immediate evacuation of the RV park.
- c. Any expansion or extension of a nonconforming recreational vehicle park must comply with this Code.
- d. Violation—Penalty. Any person who violates any of the provisions of this Chapter is guilty of a violation of this Chapter and shall be punished as provided in Section 1.16.010 of the City of Evans Municipal Code.
- K. Variances. No variances are permitted from the requirement of this Section 18.04.090.

(Ord. 698-19, 2019; Ord. 700-19, §§ 2, 3, 2019)

Editor's note— Ord. 698-19, adopted July 16, 2019, renumbered former § 18.04.090 as § 18.04.060.

18.04.070 - Commercial Districts.

- A. Low Intensity Commercial District (C-1). The purpose of this zone is to provide for appropriately located groups of retail stores and service establishments serving the daily needs of a local neighborhood having such character, scale, appearance and operation as to be compatible with the character of the surrounding residential areas.
- B. Medium Intensity Commercial District (C-2). The purpose of this zone is to provide an area which serves as a transitional zone between nearby residential uses and high intensity commercial uses.
- C. High Intensity Commercial District (C-3). The purpose of this zone is to provide an area for serving the daily needs of the total community.
- D. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards table below. Those uses listed on the table below with a "P" require approval of either a Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit. Land uses not specifically listed on the Table below shall be presumed to be prohibited.

Commercial Zone Districts Use Standards			
Land Use	Zone District		
	Commercial		
	C-1	C-2	C-3
P = Site Plan or Redevelopment Plan S= Special Uses [blank] = Prohibited Uses			
Accessory use	P	P	P
Adult business, subject to licensing requirements			P
Car wash facilities			S
Cemetery			S
Commercial residence		S	P
Community facilities	P	P	S
Congregate residence	S	S	
Crematorium	P	P	P

Day care center	P	P	P
Hospital	S	S	P
Kennel	S	P	P
Long-term care facilities	S	P	P
Mini storage units	S	S	S
Mortuary or funeral home	P	P	P
Motor vehicle, recreational vehicle, boat, or utility vehicle, sales/rental of	S	P	P
Multifamily residential	S	S	S
Nightclub, bar, tavern		P	P
Office and financial uses	P	P	P
Parking lot, off-street	P	P	P
Personal service establishments	P	P	P
Public service facilities	P	P	P
Recreational facilities, indoor	P	P	P
Recreational facilities, intensive	S	P	P
Recreational facilities, outdoor extensive	P	P	P
Recreational vehicle storage			S
Recreational vehicle, (RV) park/campground			S
Repair shops	S	S	S
Research laboratory		S	P
Retail uses, extensive	S	P	P
Retail uses, intensive	P	P	P

School	P	P	P
Security residences	S	S	S
Staff supervised residential facilities	S		
Theater	P	P	P
Vocational school	S	S	S

- E. The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Commercial Zone Districts Dimensional Standards			
Standard	C-1	C-2	C-3
Setbacks (From Lot Line)			
Min. Front (feet)	25	25	25
Min. Side (feet)	5	5	5
Min. Side Street (feet)	25	25	25
Min. Rear (feet)	5	5	5
Max. Lot Coverage (%)	80	80	80
Min. Open Space (%)	N/A	N/A	N/A
Max. Height (feet)	35	35	40

(Ord. 733-20, § 6, 2020; Ord. 698-19, 2019; Ord. 682-18, § 1(Exh. A), 2018)

Editor's note— Ord. 698-19, adopted July 16, 2019, renumbered former § 18.04.040 as § 18.04.070.

18.04.080 - Industrial Districts.

- A. Light Industrial Uses (I-1). The purpose of this zone is to provide a district in which light industry and similar uses

are located. These uses are to be low-impact and any environmental effects generated must be kept within the buildings where they are produced. Light industry consists of scientific research; limited manufacturing; compounding, assembly, processing or treatment of products; food and beverage processing; and similar limited industrial uses in which the environmental effects of the operation are confined within the principal buildings.

- B. Medium Industrial District (I-2). The purpose of this zone is to provide a district in which light and medium industrial and similar uses are located. Within these districts, any environmental impacts must be confined to the property on which they are generated. Medium industry consists of any industrial or manufacturing operation subject to acceptable safeguards to control potential nuisances and hazardous effects to the premises.
- C. Heavy Industrial District (I-3). The purpose of this zone is to provide a district in which heavy industrial uses are located. Heavy industry consists of uses such as used auto parts, quarry and gravel pits, asphalt plants, large-scale industry, incinerators and other similar operations which so create nuisances and hazardous effects beyond their premises.
- D. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards table below. Those uses listed on the table below with a "P" require approval of either a Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit. Land uses not specifically listed on the Table below shall be presumed to be prohibited.

Industrial Zone Districts Use Standards			
Land Use	Zone District		
	Industrial		
	I-1	I-2	I-3
P = Site Plan or Redevelopment Plan S= Special Uses [blank] = Prohibited Uses			
Accessory use	P	P	P
Adult business, subject to licensing requirements	P	P	P
Animals confined		S	S
Auction yard			S
Car wash facilities	S	S	S
Cemetery	S	S	S
Commercial residence		P	
Community facilities			

Congregate residence			
Crematoriums	P	P	P
Day care center			
Flammable liquids storage	P	P	P
Flea market	P	P	P
Hospital			
Industrial uses facility	P	P	P
Junkyards			S
Kennel	P	P	P
Livestock trailer washout			S
Long-term care facilities			
Manufacturing/assembly plant	P	P	P
Mini storage units	P	P	P
Mortuary or funeral home	P		
Multifamily residential			
Natural resource extraction and treatment			P
Office and financial uses	P	P	P
Outdoor storage	*1	*1	*1
Parking lot, off-street	P	P	P
Personal service establishments	P	P	P
Public service facilities	P	P	P
Recreational facilities, indoor	S	S	S

Recreational facilities, intensive	P	P	P
Recreational facilities, outdoor extensive	P	P	P
Recreational vehicle storage	P	P	P
Recreational vehicle, (RV) park/campground	S	S	S
Recycling center			S
Repair shops	P	P	P
Research laboratory	P	P	P
Retail uses, extensive	P	P	P
Retail uses, intensive	P	P	P
School			
Security residences	S	S	S
Staff supervised residential facilities			
Theater			
Treatment of humans, restrained	S	S	S
Vocational school	S	S	S
Warehouse	P	P	P

*1 Outdoor storage. Except by approval of a Special Use Permit issued in accordance with the Land Use Code, outdoor storage shall only be allowed as an accessory use subordinate to the Principle use of the property in the zoning districts identified below and only in accordance with the following limitations:

1. No more than ten (10) percent of the area of any lot or parcel in the I-1 light industrial and C1 Low Intensity Commercial, 85-O Highway 85 Office District zoning districts may be used for outdoor storage.
2. No more than twenty (20) percent of the area of any lot or parcel in the I-2 medium industrial, C2 Medium Intensity Commercial, and 85 RC-N Highway 85 Retail and Commercial - Neighborhood District zoning districts may be used for outdoor storage.

3. No more than thirty (30) percent of the area of any lot or parcel in the I-3 Heavy Industrial, C3 High Intensity Commercial, and 85-RC-R Highway 85 Retail and Commercial - Regional Corridor zoning districts may be used for outdoor storage.

- E. The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Industrial Zone Districts Dimensional Standards			
Standard	I-1	I-2	I-3
Setbacks (From Lot Line)			
Min. Front (feet)	25	25	25
Min. Side (feet)	30 ^{*1}	30 ^{*1}	30 ^{*1}
Min. Side Street (feet)	25	25	25
Min. Rear (feet)	20 ^{*1}	20 ^{*1}	20 ^{*1}
Max. Lot Coverage (%)	80	80	80
Open Space (%)	N/A	N/A	N/A
Max. Height (feet)	40	40	60

^{*1} = Setback from adjacent residentially zoned properties shall be 30 feet.

- F. All development shall be reviewed for conformity with neighboring development at the time of application.

(Ord. 733-20, § 6, 2020; Ord. 698-19, 2019)

Editor's note— Ord. 698-19, adopted July 16, 2019, renumbered former § 18.04.060 as § 18.04.080.

18.04.090 - Highway 85 Districts.

- A. Highway 85 Office District (85-O). The purpose of this zone is to provide professional employment space opportunities in close proximity to vibrant retail centers near to and in the Highway 85 Overlay District. The 85 Office District will have direct access to quality retail uses, as well as pedestrian and park amenities. This District may also allow limited retail uses.
- B. Highway 85 Retail and Commercial - Neighborhood District (85-RC-N). The purpose of this zone is to create a vibrant downtown mixed-use pedestrian oriented retail experience. This area will provide retail establishments that cater to local residents, businesses in the area, and the neighborhoods surrounding the Highway 85 Overlay

District.

- C. Highway 85 Retail and Commercial - Auto District (85-RC-A). The purpose of this zone is to create a vibrant commercial district that will provide services for both local residents and U.S. Highway 85 Commuters. Development will offer large-scale retail opportunities along with pedestrian-oriented experiences that accommodate the surrounding land uses with the allowance of new automobile sales. All development will be subject to U.S. Highway 85 Overlay District Design Standards.
- D. Highway 85 Retail and Commercial - Regional Corridor District (85-RC-R). The purpose of this zone is to create a strongly anchored vibrant commercial district that will provide services for both local residents and U.S. Highway 85 commuters. Development will be subject to U.S. Highway 85 Overlay District Design Standards.
- E. Highway District Design Standards are found in Chapter 18.08.
- F. Those land uses which are contemplated in this Zone District are listed in the Zone District Use Standards table below. Those uses listed on the table below with a "P" require either an approved Site Plan or Redevelopment Plan application. Those uses listed on the table below with a "S" require approval of a Special Use Permit. Land uses not specifically listed on the Table below shall be presumed to be prohibited.

Highway 85 Zone Districts Use Standards				
Land Use	Zone District			
	Highway 85			
	85-O	85-RC-N	85-RC-A	85-RC-R
P = Site Plan or Redevelopment Plan S = Special Uses [blank] = Prohibited Uses				
Accessory use	P	P	P	P
Adult business, subject to licensing requirements				
Art, dance, music studio	*1	P		
Commercial residence			P	P
Community facilities	S	P		
Day care center	P	P		
Dwelling, townhouse		P		
Dwelling, condominium		P		

Home occupation		P		
Hospital	S			
Kennel		S		
Long-term care facilities	S			
Mini storage units	S			
Motor vehicle, recreational vehicle, boat, or utility vehicle, sales		S	P	S
Museum		S		
Nightclub, bar, tavern		P		
Office and financial uses	P	P	P	P
Oil and gas, related uses			S	S
Outdoor storage		S		S
Personal service establishments	P	P		P
Public service facilities	P			
Recreational facilities, indoor		P	P	P
Recreational facilities, intensive				S
Research laboratory	P			
Restaurant or other business with drive-through windows		P	P	
Retail uses, extensive	S, 1*	S		P
Retail uses, intensive	1*		P	P
Retail uses, intensive, small-scale	1*	P		P
School	S			
Theater			P	P

Vocational school	S			
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*1 These uses are permitted with the limitation that they comprise no more than fifteen (15) percent of the Total Gross Floor Area of the structure.

The purpose of this section is to set forth regulations governing lot size, lot coverage and setbacks, building height, and open space requirements and to encourage building and development design which is related to and compatible with its surroundings.

Highway 85 Zone Districts Dimensional Standards				
Standard	85-O	85-RC-N	85-RC-A	85-RC-R
Setbacks (From Lot Line)				
Min. Front (feet)	25	5	15	15
Min. Side (feet)	0/10 ^{*4}	0/5 ^{*3}	0/10 ^{*4}	0/10 ^{*4}
Min. Side Street (feet)	10	5	15	15
Min. Rear (feet)	0/10 ^{*4}	5	15	15
Max. Lot Coverage (%)	70	80	70	70
Min. Open Space (%)	^{*1}	^{*1}	^{*1}	^{*1}
Max. Height (feet)	40 ^{*2}	35 ^{*2}	40 ^{*2}	40 ^{*2}

*1 = In accordance with Section 18.08.100.

*2 = Measurement includes additional architectural detail added to the top of each elevation.

G. All development shall be reviewed for conformity with neighboring development at the time of application.

(Ord. 743-21, §§ 1, 3, 2021; Ord. 733-20, § 6, 2020; Ord. 698-19, 2019; Ord. 682-18, § 1(Exh. A), 2018)

Editor's note— Ord. 698-19, adopted July 16, 2019, amended and renumbered former § 18.04.050 as § 18.04.090.

Division 18.02.03 Land Use by Zone

18.02.03.01 Interpretation of Land Use by Zone Tables

A. **Generally.** The tables set out in this Division describe which land uses are permitted “as-of-right,” permitted if certain conditions are met, permitted after notice and comment if certain conditions are met, permitted after public hearing if certain conditions are met, and not allowed in each zone.

B. **Legend.** The following symbols are used in the tables in this Division:

1. “R” means “permitted as-of-right.” These uses are subject to administrative review for compliance with the general requirements of this UDC.
2. “L” means “limited use.” Limited uses are subject to administrative review for compliance with specific standards that pertain to the use, as well as the general requirements of this UDC.
3. “A” means “adaptable use.” Adaptable uses are subject to administrative review for compliance with specific standards that pertain to the use, the general standards for all adaptable uses, and the general requirements of this UDC. Adaptable uses do not require a public hearing, but do require a neighborhood meeting.
4. “C” means “conditional use.” Conditional uses are subject to public hearing review for compliance with specific standards that pertain to the use, the general standards for all conditional uses, and the general requirements of this UDC.
5. “-” means that the use is not allowed in the specified district.

C. **Multiple Uses.** In instances where a proposed development will combine more than one listed use, except those developments that qualify as mixed-use, each listed shall be evaluated independently for compliance with applicable standards.

Effective on: 11/20/2018

18.02.03.02 Residential Land Use by Zone

The residential land uses that are allowed in each zone are set out in Table 18.02.03.02, Residential Land Use by Zone. Refer to [Division 18.04.02, Housing Palette](#) for descriptions and standards for individual housing types.

Table 18.02.03.02 Residential Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Single-Family Detached													
Urban ²													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L ³	L ³	L ³	L	R	-	-	-	-	§ 18.02.04.03
Large Urban													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L ³	L ³	L ³	L	R	-	-	-	-	§ 18.02.04.03

TABLE NOTES:

¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).

² This land use is allowed as a permitted use in any zone within the Enhanced Corridor Overlay Zone if both: (1) the subject property is developed with both residential and nonresidential uses; and (2) the applicant opts to apply the Enhanced Corridor Overlay Zone Standards. See [Division 18.06.09, Standards for the Enhanced Corridor Overlay Zone](#).

³ Type of review may vary based on scale of new construction. See [Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones](#).

⁴ Within an approved Manufactured Home Park or Manufactured Home Subdivision.

⁵ Except in manufactured home park or subdivision, the subject property developed with the housing types listed under the heading “Cluster Housing Types” shall comply with [Section 18.04.02.08, Clustered Housing Types](#).

⁶ Within an approved Clustered Housing Development.

Table 18.02.03.02
Residential Land Use by Zone

Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use			Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
General													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L ³	L ³	L ³	L	R	-	-	-	-	§ 18.02.04.03
Suburban													
- in complete neighborhoods	R	R	R	R	R	-	-	R	-	-	-	-	-
- in all other locations	-	L ³	L ³	L ³	L ³	L ³	L	R	-	-	-	-	§ 18.02.04.03
Large Suburban													
- in complete neighborhoods	R	R	R	R	R	-	-	R	-	-	-	-	-
- in all other locations	-	L ³	L ³	-	-	L ³	L	R	-	-	-	-	§ 18.02.04.03
Estate													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	R	L ³	L ³	-	-	-	-	-	-	-	-	-	§ 18.02.04.03
Large Estate													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	R	L ³	-	-	-	-	-	-	-	-	-	-	§ 18.02.04.03
Zero Lot Line Home													
- in complete neighborhoods	R	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	A ³	A ³	A ³	A ³	-	-	R	-	-	-	-	§ 18.02.04.03
Duplex and Townhouse													
Side-by-Side Duplex ²													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	A ³	L ³	L ³	L ³	L ³	L	R	R	-	-	-	§ 18.02.04.03
Over-Under Duplex ²													
- in complete neighborhoods	-	R	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	A ³	L ³	L ³	L ³	L ³	L	R	R	-	-	-	§ 18.02.04.03
Standard Townhouse ²													
- in complete neighborhoods	-	-	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L ³	L ³	L ³	L	R	L	-	-	-	§ 18.02.04.03
Multiplex and Multifamily													
Multiplex ²													

TABLE NOTES:

¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").

² This land use is allowed as a permitted use in any zone within the Enhanced Corridor Overlay Zone if both: (1) the subject property is developed with both residential and nonresidential uses; and (2) the applicant opts to apply the Enhanced Corridor Overlay Zone Standards. See [Division 18.06.09, Standards for the Enhanced Corridor Overlay Zone](#).

³ Type of review may vary based on scale of new construction. See [Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones](#).

⁴ Within an approved Manufactured Home Park or Manufactured Home Subdivision.

⁵ Except in manufactured home park or subdivision, the subject property developed with the housing types listed under the heading "Cluster Housing Types" shall comply with Section [18.04.02.08, Clustered Housing Types](#).

⁶ Within an approved Clustered Housing Development.

Table 18.02.03.02
Residential Land Use by Zone

Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use			Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
- in complete neighborhoods	-	-	R	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	A ³	L ³	L ³	L ³	R	R	L	-	-	-	§ 18.02.04.03
General Multifamily ²													
- in complete neighborhoods	-	-	R	-	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	A ³	L ³	-	R	R	R	-	-	-	§ 18.02.04.03
Infill Multifamily ²													
- in complete neighborhoods	-	-	-	R	R	-	-	R	R	-	-	-	-
- in all other locations	-	-	-	L ³	L ³	-	L	R	R	-	-	-	§ 18.02.04.03
Downtown Multifamily ²													
- all locations	-	-	-	-	-	L ³	-	-	-	-	-	-	-
Manufactured Home Parks and Subdivisions													
Manufactured Home Park or Subdivision													
- in complete neighborhoods	-	-	-	-	-	-	-	-	-	-	-	-	
- in all other locations	-	-	-	-	A ³	-	-	-	-	-	-	-	§ 18.02.403
Manufactured Homes ⁴	-	-	-	-	L	-	-	-	-	-	-	-	§ 18.02.403
Micro Homes ⁴	-	-	-	-	L	-	-	-	-	-	-	-	§ 18.02.403
Clustered Housing													
Clustered Housing Development ⁵													
- in complete neighborhoods	L	L	L	L	L	-	-	L	-	-	-	-	§ 18.02.403
- in all other locations	-	-	A	A	A	-	-	L	-	-	-	-	§ 18.02.403
Micro Homes ⁶	L	L	L	L	L	-	-	L	-	-	-	-	§ 18.02.403
Cottages ⁶	L	L	L	L	L	-	-	L	-	-	-	-	§ 18.02.403
Cluster Duplexes ⁶	L	L	L	L	L	-	-	L	-	-	-	-	§ 18.02.04.03
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² This land use is allowed as a permitted use in any zone within the Enhanced Corridor Overlay Zone if both: (1) the subject property is developed with both residential and nonresidential uses; and (2) the applicant opts to apply the Enhanced Corridor Overlay Zone Standards. See Division 18.06.09, Standards for the Enhanced Corridor Overlay Zone .													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones .													
⁴ Within an approved Manufactured Home Park or Manufactured Home Subdivision.													
⁵ Except in manufactured home park or subdivision, the subject property developed with the housing types listed under the heading “Cluster Housing Types” shall comply with Section 18.04.02.08, Clustered Housing Types .													
⁶ Within an approved Clustered Housing Development.													

Effective on: 11/20/2018

18.02.03.03 Special Residential Land Use by Zone

The special residential land uses that are allowed in each zone are set out in Table 18.02.03.03, Special Residential Land Use by Zone.

Table 18.02.03.03
Special Residential Land Use by Zone

Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use			Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use													
Assisted Living or Congregate Care	-	-	-	A ²	A ²	A ²	L	L	L	-	-	-	§ 18.02.04.04
Group Home	L	L ²	L ²	L ²	L ²	L ²	L	L	L	-	-	-	§ 18.02.04.04
Live-Work Unit	-	-	-	L ²	L ²	L ²	L	L	L	-	-	-	§ 18.02.04.04
Nursing Home, Memory Care, Alzheimer's Care	-	-	-	A ²	A ²	A ²	L	L	L	-	-	-	§ 18.02.04.04
Protective Care	-	-	-	-	C ²	C ²	A	A	A	-	-	-	§ 18.02.04.04
Rooming House (Large)	-	-	A ²	L ²	L ²	L ²	L	L	L	-	-	-	§ 18.02.04.04
Rooming House (Small)	-	-	L ²	L ²	L ²	L ²	L	L	L	-	-	-	§ 18.02.04.04
Shelter for Victims of Domestic Violence	-	L ²	L ²	L ²	L ²	L ²	L	L	L	-	-	-	§ 18.02.04.04
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
² Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Effective on: 11/20/2018

18.02.03.04 Hospitality, Recreation, and Entertainment Land Use by Zone

The hospitality, recreation, and entertainment land uses that are allowed in each zone are set out in Table 18.02.03.04, Hospitality, Recreation, and Entertainment Land Use by Zone.

Table 18.02.03.04
Hospitality, Recreation, and Entertainment Land Use by Zone

Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Bar, Tavern, or Nightclub (Large)	-	-	-	-	-	A ⁴	A	A	-	-	-	-	§ 18.02.04.05
Bar, Tavern, or Nightclub (Small) ²	-	-	-	-	-	L ⁴	L	L	L	A	-	-	§ 18.02.04.05
Bed and Breakfast	-	-	L ⁴	L ⁴	L ⁴	L ⁴	-	-	-	-	-	-	§ 18.02.04.05
Brew Pub, Distillery Pub, or Limited Winery ²	-	-	-	-	-	L ⁴	L	L	L	L	L	-	§ 18.02.04.05
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ This use is allowed anywhere within a complete neighborhood.													
⁴ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Table 18.02.03.04 Hospitality, Recreation, and Entertainment Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Campground	-	-	-	-	-	-	A	-	-	-	A	A	§ 18.02.04.05
Commercial Lodging, Business or Tourist ²	-	-	-	-	-	L ⁴	L	L	L	A	-	-	§ 18.02.04.05
Commercial Lodging, Convention	-	-	-	-	-	L ⁴	L	L	L	A	-	-	§ 18.02.04.05
Golf Course	A	A ⁴	-	-	-	-	-	-	-	-	L	-	§ 18.02.04.05
Indoor Amusement, Recreation, and Entertainment ²	-	-	-	-	-	R ⁴	R	R	R	A	L	-	§ 18.02.04.05
Indoor Firing or Gun Range	-	-	-	-	-	-	A	-	-	A	-	-	§ 18.02.04.05
Off-Track Betting Facility	-	-	-	-	-	A	A	A	A	-	-		§ 18.02.405
Outdoor Commercial Recreation or Amusement	-	-	-	-	-	-	A	A	-	-	L	-	§ 18.02.04.05
Outdoor Stadium, Arena, Amphitheater, or Drive-In Theater	-	-	-	-	-	A ⁴	A	A	A	-	A	-	§ 18.02.04.05
Parks (Passive) ³	R	R	R	R	R	R	R	R	R	-	R	-	
Parks (Active) ³	L	L ⁴	L ⁴	L ⁴	L ⁴	-	-	L	L	-	L	-	§ 18.02.04.05
Restaurant ²	-	-	-	-	-	R ⁴	R	R	R	L	-	-	§ 18.02.04.05
Restaurant, Fast Food	-	-	-	-	-	L ⁴	L	L	L	L	-	-	§ 18.02.04.05
RV Park	-	-	-	-	-	-	L	-	-	-	-	-	§ 18.02.04.05
Sexually-Oriented Business	-	-	-	-	-	-	-	-	-	L	-	-	§ 18.02.04.05
Zoo	-	-	-	-	-	-	-	-	-	-	C	-	§ 18.02.04.05
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ This use is allowed anywhere within a complete neighborhood.													
⁴ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Effective on: 11/20/2018

18.02.03.05 Commercial Land Use by Zone

The commercial land uses that are allowed in each zone are set out in Table 18.02.03.05, Commercial Land Use by Zone.

Table 18.02.03.05 Commercial Land Use by Zone													
	Zones												Standards Reference ¹
	Residential					Mixed-Use				Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use

Commercial Land Use by Zone

Land Use	Zones												Standards Reference ¹
	Residential						Mixed-Use				Industrial	Parks and Resource	
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
General Commercial													
Business Services ²	-	-	-	-	-	L ³	R	R	R	R	-	-	§ 18.02.04.06
Convenience Lending	-	-	-	-	-	L ³	R	R	R	L	-	-	§ 18.02.04.06
Key or Store	-	-	-	-	-	L ³	R	R	R	L	-	-	§ 18.02.04.06
Office, General ²	-	-	-	L ³	L ³	R ³	R	R	R	L	-	-	§ 18.02.04.06
Office, Medical ²	-	-	-	A ³	A ³	R ³	R	R	R	L	-	-	§ 18.02.04.06
Pawnbroker	-	-	-	-	-	L ³	L	R	R	L	-	-	§ 18.02.04.06
Personal Services ²	-	-	-	L ³	L ³	R ³	R	R	R	L	-	-	§ 18.02.04.06
Recording or TV Studio	-	-	-	-	-	L ³	R	R	R	L	-	-	§ 18.02.04.06
Retail Sales and Services ²	-	-	-	-	-	L ³	L	L	L	L	-	-	§ 18.02.04.06
Veterinary and Domestic Animal Uses													
Commercial Equestrian Facilities	A	-	-	-	-	-	-	L	L	-	L	-	§ 18.02.04.06
Kennel (Indoor) or Pet Store ²	-	-	-	-	-	L ³	L	L	L	L	-	-	§ 18.02.04.06
Kennel (Outdoor)	-	-	-	-	-	-	A	-	-	A	-	-	§ 18.02.04.06
Veterinarian (Large Animal)	-	-	-	-	-	-	-	-	A	L	-	-	§ 18.02.04.06
Veterinarian (Small Animal) ²	-	-	-	-	-	L ³	R	R	R	R	-	-	§ 18.02.04.06
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Effective on: 11/20/2018

18.02.03.06 Community, Civic, Educational, and Institutional Land Use by Zone

The community, civic, education, and institutional land uses that are allowed in each zone are set out in Table 18.02.03.06, Community, Civic, Educational, and Institutional Land Use by Zone.

Ord. 6446 §9, 12/15/2020

Table 18.02.03.06 Community, Civic, Educational, and Institutional Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Cemetery	L	L ³	-	-	-	-	-	-	-	-	L	-	§ 18.02.04.07
Crematorium	-	-	-	-	-	-	L	-	L	L	-	-	§ 18.02.04.07
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Table 18.02.03.06 Community, Civic, Educational, and Institutional Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use													
Day Care Center, Adult or Child ²	-	L ³	L ³	L ³	L ³	L ³	L	L	L	-	-	-	§ 18.02.04.07
Funeral Home	-	-	-	-	-	L ³	L	L	-	-	-	-	§ 18.02.04.07
Hospital	-	-	-	-	L ³	L ³	L	L	L	-	-	-	§ 18.02.04.07
Place of Assembly ²	L	L ³	L ³	L ³	L ³	L ³	R	R	R	R	L	-	§ 18.02.04.07
Prison or Jail	-	-	-	-	-	C ³	C	C	C	C	-	-	§ 18.02.04.07
School, Elementary or Middle (private)	-	L ³	L ³	L ³	L ³	-	L	L	L	-	-	-	§ 18.02.04.07
School, High (private)	-	L ³	L ³	L ³	L ³	-	-	L	L	-	-	-	§ 18.02.04.07
School, Vocational or Trade ²	-	-	-	-	-	L ³	L	L	L	L	-	-	§ 18.02.04.07
University or College (private)	-	-	-	-	-	L ³	L	L	L	L	-	-	§ 18.02.04.07
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Effective on: 12/29/2020

18.02.03.07 Industrial, Processing, Recycling, Storage, and Disposal Land Use by Zone

The industrial, processing, recycling, storage, and disposal land uses that are allowed in each zone are set out in Table 18.02.03.07, Industrial, Processing, Recycling, and Disposal Land Use by Zone.

Table 18.02.03.07 Industrial, Processing, Recycling, Storage, and Disposal Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use													
Composting Facility	-	-	-	-	-	-	-	-	-	C	-	-	§ 18.02.04.08
Disposal	-	-	-	-	-	-	-	-	-	C	-	-	§ 18.02.04.08
Heavy Industry	-	-	-	-	-	-	-	-	-	C	-	-	§ 18.02.04.08
Heavy Logistics Center	-	-	-	-	-	-	-	-	C	C	-	-	§ 18.02.04.08
Light Industry	-	-	-	-	-	-	L	L	L	R	-	-	§ 18.02.04.08
Recycling Collection Center (Attended)	-	-	-	-	-	-	A	L	L	L	-	-	§ 18.02.04.08
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Table 18.02.03.07 Industrial, Processing, Recycling, Storage, and Disposal Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use													
Resource Extraction (minerals)	C	C ³	C ³	C ³	C ³	-	C	C	C	C	C	C	§ 18.02.04.08
Resource Extraction (oil and gas)	See Chapter 18.10, Oil, Gas, and Mineral Development												
Salvage Yard	-	-	-	-	-	-	-	-	-	C	-	-	§ 18.02.04.08
Self-Storage	-	-	-	-	-	-	L	L	L	L	-	-	§ 18.02.04.08
Storage Yard	-	-	-	-	-	-	-	-	-	L	-	-	§ 18.02.04.08
Waste Transfer Station	-	-	-	-	-	-	-	-	-	C	-	-	§ 18.02.04.08
Workshop ²	-	-	-	-	-	L ³	L	L	L	R	L	-	§ 18.02.04.08
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").													
² This use is allowed in the neighborhood activity center of a complete neighborhood.													
³ Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													

Effective on: 11/20/2018

18.02.03.08 Motor Vehicle and Transportation Land Use by Zone

The motor vehicle and transportation land uses that are allowed in each zone are set out in Table 18.02.03.08, Motor Vehicle and Transportation Land Use by Zone.

Table 18.02.03.08 Motor Vehicle and Transportation Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Motor Vehicle Uses													
Fueling, charging or service stations	-	-	-	-	-	A ²	L	L	L	L	-	-	§ 18.02.04.09
Motor vehicle wash	-	-	-	-	-	A ²	L	L	L	L	-	-	§ 18.02.04.09
Surface parking	-	-	-	-	-	L	L	L	L	R	-	-	§ 18.02.04.09
Structured parking	-	-	-	-	-	L ²	A	A	A	R	-	-	§ 18.02.04.09
Passenger motor vehicle sales or rental	-	-	-	-	-	A ²	L	L	L	L	-	-	§ 18.02.04.09
Heavy motor vehicle sales or rental	-	-	-	-	-	-	A	A	A	R	-	-	§ 18.02.04.09
Heavy motor vehicle service	-	-	-	-	-	-	A	A	A	R	-	-	§ 18.02.04.09

TABLE NOTES:

¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").

² Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.

Table 18.02.03.08 Motor Vehicle and Transportation Land Use by Zone														
Land Use	Zones												Standards Reference ¹	
	Residential					Mixed-Use				Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR		
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use														
<u>Motorcycle, scooter, or ATV sales or rental</u>	-	-	-	-	-	A ²	L	L	L	L	-	-	§ <u>18.02.04.09</u>	
Other Transportation Uses														
<u>Airport</u>	-	-	-	-	-	-	-	-	C	C	-	-	§ <u>18.02.04.09</u>	
<u>Heliport</u>	-	-	-	-	-	-	-	-	C	C	-	-	§ <u>18.02.04.09</u>	
<u>Helistop</u>	-	-	-	-	-	-	A	A	A	A	-	-	§ <u>18.02.04.09</u>	
<u>Bus or Taxi Terminal</u>	-	-	-	-	-	A ²	A	A	A	A	-	-	§ <u>18.02.04.09</u>	
TABLE NOTES:														
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).														
² Type of review may vary based on scale of new construction. See Sec. <u>18.02.04.02, Scale Thresholds in DT and Residential Zones.</u>														

Effective on: 11/20/2018

18.02.03.09 Utility and Wireless Telecommunications Land Use by Zone

The utility and wireless communications land uses that are allowed in each zone are set out in Table 18.02.03.09, Utility and Wireless Communications Land Use by Zone.

(Ord. 6326 §1,2, 08/20/2019)

Table 18.02.03.09 Utility and Wireless Telecommunications Land Use by Zone														
Land Use	Zones												Standards Reference ¹	
	Residential					Mixed-Use				Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR		
Key: "R" = Allowed Use; "L" = Limited Use; "A" = Adaptable Use; "C" = Conditional Use														
Utility Uses														
Data Center	-	-	-	-	-	L ²	L	L	L	L	-	-	§ 18.02.04.10	
Overhead Power Lines (110 kV or more)	C	C	C	C	C	-	C	C	C	C	C	C	§ 18.02.04.10	
Utilities, Minor ³	A	A	A	A	A	A	A	A	A	R	A	A	§ 18.02.04.10	
Utilities, Major	C	C	C	C	C	C	C	C	C	A	C	C	§ 18.02.04.10	
Wireless Communications Facilities														
Freestanding Communications Tower	-	-	-	-	-	-	C	C	C	C	C	C	§ 14.40.010	
Alternative Tower Structure	L	L	L	L	L	L	L	L	L	L	L	L	§ 14.40.010	
Small Cell Wireless Facility	R	R	R	R	R	R	R	R	R	R	R	R	§ 14.40.010	
TABLE NOTES:														
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited ("L"), Adaptable ("A"), or Conditional ("C").														
² Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.														
³ Essential utilities are not considered a primary land use, and are allowed in all zones with appropriate construction approvals.														

Table 18.02.03.09 Utility and Wireless Telecommunications Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use			Industrial	Parks and Resource			
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Other Wireless Communications Facilities	L	L	L	L	L	L	L	L	L	L	L	L	§ 14.40.010
TABLE NOTES:													
¹ This column contains a cross-reference to the standards that apply to the use in zones in which the use is listed as Limited (“L”), Adaptable (“A”), or Conditional (“C”).													
² Type of review may vary based on scale of new construction. See Sec. 18.02.04.02, Scale Thresholds in DT and Residential Zones.													
³ Essential utilities are not considered a primary land use, and are allowed in all zones with appropriate construction approvals.													

Effective on: 9/3/2019

18.02.03.10 Agricultural Land Use by Zone

The agricultural land uses that are allowed in each zone are set out in Table 18.02.03.10, Agricultural Land Use by Zone.

Table 18.02.03.10 Agricultural Land Use by Zone													
Land Use	Zones												Standards Reference ¹
	Residential					Mixed-Use				Industrial	Parks and Resource		
	ER	R1/R1e	R2	R3e	R3	DT	B	MAC	E	I	PP	DR	
Key: “R” = Allowed Use; “L” = Limited Use; “A” = Adaptable Use; “C” = Conditional Use													
Community Garden	L	L	L	L	L	L	-	L	L	-	L	L	§ 18.02.04.11
Farm or Ranch	-	-	-	-	-	-	-	-	-	-	L	A	§ 18.02.04.11
Nursery or Greenhouse, Wholesale	-	-	-	-	-	-	L	-	L	L	-	A	§ 18.02.04.11

Effective on: 11/20/2018

18.02.03.11 Uses That Are Not Allowed in Any Zone

The following uses are not allowed in any zone:

1. Disposal of radioactive wastes;
2. Outdoor shooting ranges;
3. Intensive agriculture; and
4. Marijuana uses that are prohibited under Loveland Municipal Code Chapter 7.60, Medical Marijuana, and Chapter 7.65, Marijuana Establishments Prohibited.

Effective on: 11/20/2018

18.02.03.12 Uses That Are Not Listed

A. **Generally.** If a proposed use is not listed in the Land Use by Zone table, then the Director shall determine whether the proposed use is functionally comparable to a use that is listed in the table. A proposed use is functionally comparable to a use that is allowed if it is reasonably comparable to the use, and with regard to each of the decision criteria enumerated in Subsection B., the proposed use has no greater impacts than the use with which it is functionally comparable.

B. **Decision Criteria.** The following decision criteria shall be evaluated when the Director determines whether a proposed use is functionally comparable to an allowed use:

1. Parking demand;
 2. Average daily and peak hour trip generation (cars and trucks);
 3. Noise;
 4. Vibration;
 5. Lighting;
 6. Dust;
 7. Odors;
 8. Potentially hazardous conditions, such as projectiles leaving the site;
 9. Use and storage of hazardous materials;
 10. Design of buildings and structures;
 11. Character of operation; and
 12. Hours of operation.
- C. **Effect of Determination.** If the Director approves an application for a decision pursuant to this Section, then the use is permitted, subject to the same standards and procedures as the use to which it was compared for the purposes of the favorable decision. If the Director determines that a proposed use is not functionally comparable to a use that is permissible in the table in the zone that applies to the subject property, then the proposed use is a prohibited use in that zone.

Effective on: 11/20/2018



Sec. 18-160. - Use chart.

This chart identifies the uses allowed in the listed zoning districts. Additional regulations may be referenced in the chart or in the zoning district regulations in Article III. The applicable off-street parking and loading requirements are listed in Division 6 of Article V of this chapter.

Legend: R = Permitted use by right S = Use permitted by specific use permit L = Limited use permitted by right T = Use permitted by temporary use permit	Agricultural	Residential Estate	Single-Family Detached	Single-Family Attached	Multifamily	Manufactured Home	Eastlake Residential	Neighborhood Service	Community Retail	Regional Commercial	Business Park	City Center	Office/Institutional	Employment Center	Mixed Use	TOD - Core Subdistrict	TOD - Transition Subdistrict	Eastlake Business	Eastlake Service	Eastlake Office	Eastlake TOD	Industrial
Use	Residential Districts							Nonresidential Districts														
Part I. Accessory Uses																						
Accessory community center - private	S	S	S	S	R	R	S									R	R					
	Additional provisions. See Secs. <u>18-162</u> and <u>18-163</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 6, 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 65, 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Accessory dwelling unit		R	R	R	R												R					
	Additional provisions. See Secs. <u>18-162</u> and <u>18-173</u> .																					
	(Ord. No. 3165, § 1, 4-12-11; Ord. No. 3183, § 1, 10-11-11)																					
Accessory game court - private	S	S	S	S	R	R									L	R	R					

	Additional provisions. See Secs. <u>18-162</u> and <u>18-164</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 5, 7, 51, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Accessory outside display of merchandise								R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-162</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Accessory outside sales	S							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-162</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Accessory outside storage	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See Secs. <u>18-162</u> and <u>18-165</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Amateur telecommunication facility	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-162</u> and Article IX.																					

	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Attachment of telecommunication antennae to existing structure	R	R	R	R	R		R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-162</u> and Article IX.																						
	(Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Golf safety net	S	S	S	S	S	S		S	S	S	S	S	S	S	S								S
	Additional provisions. See Secs. <u>18-162</u> and <u>18-166</u> .																						
	(Ord. No. 3020, §§ 2—3, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 26, 65, 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Home occupation	R	R	R	R	R	R	R					L			L	L	L				L		
	Additional provisions. See Secs. <u>18-162</u> and <u>18-167</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, § 5, 10-12-98; Ord. No. 2718, § 2, 7-10-02; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 5—7, 51, 10-13-09; Ord. No. 3132, §§ 25, 26, 65, 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Occasional sales - garage sales	R	R	R	R	R	R	R								L	L	L	R	R	R	R		
	Additional provisions. See Secs. <u>18-162</u> and <u>18-168</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, § 5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 5—7, 51, 10-13-09; Ord. No. 3132, §§ 25, 26, 65, 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						

Private stables	R	R	R	S	S																
	Additional provisions. See Secs. <u>18-162</u> and <u>18-169</u> .																				
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, § 5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 5—7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Short-term rental	R	R	R	R	R		R								R		R				
	Additional provisions. See Secs. <u>18-162(a)</u> , <u>18-162(b)</u> , and <u>18-174</u> .																				
	(Ord. No. 3558, § 3, 7-15-20)																				
Solar collectors	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See Secs. <u>18-162</u> and <u>18-170</u> .																				
	(Ord. No. 3132, § 9—20, 22—26, 65, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Swimming pool - private	R	R	R	R	R	R	R								L	L	L				
	Additional provisions. See Secs. <u>18-162</u> and <u>18-171</u> .																				
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, § 5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 5—7, 51, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 46, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Television reception antenna	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-162</u> and Article IX.																				
	(Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				

Wind energy conversion system - WECS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Additional provisions. See Secs. <u>18-162</u> and <u>18-172</u> .																					
	(Code 1975, § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58.2.201(b); § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, § 5, 10-12-98; Ord. No. 3021, § 4, 12-18-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part II. Agricultural Uses																						
Animal production	S																					
	Additional provisions. See <u>Sec. 18-191</u> .																					
	(Code 1975, § 58-2.111; § 58-2.202; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Community garden	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-195</u> .																					
	(Ord. No. 3144, §§ 4, 5, 41, 9-14-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3188, § 1, 2-14-12)																					
Commercial greenhouse and nursery	R																			R	S	
	Additional provisions. See <u>Sec. 18-192</u> .																					
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.202; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, §§ 25—27, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Commercial stable	S	S																				
	Additional provisions. See <u>Sec. 18-193</u> .																					

	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.202; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Crop production	R	L	L	L	L	L		L	L	L	L	L	L	L	L	L	L				R	L
	Additional provisions. See <u>Sec. 18-194</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.202; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 28, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part III. Industrial Uses																						
Heavy equipment operator outdoor training site	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S				S	S
	Additional provisions. See <u>Sec. 18-207</u> .																					
	(Ord. No. 3064, §§ 1—14, 8-12-08; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 30, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Industrial - inside (high risk)											S*			S								S
	Additional provisions. See <u>Sec. 18-208</u> . *Refer to <u>Section 18-93</u> for additional requirements for Industrial uses in the Business Park District.																					
	(Code 1975, § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 7, 8, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3344, § 3, 8-25-15)																					
Industrial - inside (not high risk)											R			R	S		S		S			R
	Additional provisions. See <u>Sec. 18-208</u> .																					
	(Code 1975, § 58-2.124; § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3002, §§ 1—3, 7-24-07; Ord. No. 3115, §§ 4, 5, 7, 8, 10-13-09; Ord. No. 3132, §§ 26, 29, 5-11-10; Ord. No. 3144, §§ 4—6, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					

Industrial - outside (high risk)																						S
	Additional provisions. See <u>Sec. 18-209</u> .																					
	(Code 1975, § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Industrial - outside (not high risk)																						R
	Additional provisions. See <u>Sec. 18-209</u> .																					
	(Code 1975, § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Marijuana testing facility										R			R									R
	Additional provisions. See <u>Sec. 18-213</u> .																					
	(Ord. No. 3400, § 3, 8-23-16)																					
Mining	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Additional provisions. See <u>Sec. 18-210</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Outside salvage or reclamation																						S
	Additional provisions. See <u>Sec. 18-211</u> .																					
	(Code 1975, § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					

Truck, machinery, heavy equipment sales, service or repair										S												R
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, § 26, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Well sites or production sites	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-212</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.203; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, §§ 3—5, 7, 5-24-93; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part IV. Institutional/Community Service Uses																						
Cemeteries and mausoleums	S	S	S	S	S	S		S	S	S	S	S	S	S	S							S
	Additional provisions. See <u>Sec. 18-224</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 26, 31, 5-11-10; Ord. No. 3144, § 7, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Church	R	S	S	S	R	S	S	S	R	R	R	R	R	R	R	R	R	S	S	S	R	S
	Additional provisions. See <u>Sec. 18-225</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 9, 10-13-09; Ord. No. 3132, §§ 25, 26, 32, 5-11-10; Ord. No. 3144, §§ 4, 5, 8, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Crematorium	S										S											R
	Additional provisions. See <u>Sec. 18-226</u> .																					

	(Ord. No. 2920, §§ 1—5, 10-25-05; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						
Cultural arts facilities	S							S	R	R	R	R	R	R	R	R	R	R	R	R	R		
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10, 10-13-09; Ord. No. 3132, §§ 25, 26, 33, 5-11-10; Ord. No. 3144, §§ 4, 5, 9, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Day care facility	S	S	S	S	S	S		R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Additional provisions. See <u>Sec. 18-227</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2728, § 1, 9-10-02; Ord. No. 3115, §§ 4—7, 11, 10-13-09; Ord. No. 3132, §§ 25, 26, 34, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Group homes	R	R	R	R	R	R	R					R			R	R	R	R		R	R		
	Additional provisions. See <u>Sec. 18-228</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, § 39, 8-9-93; Ord. No. 3115, §§ 5, 7, 12, 10-13-09; Ord. No. 3132, §§ 25, 26, 35, 5-11-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3369, § 3, 2-23-16; Ord. No. 3520, § 1, 3-19-19)																						
Hospitals and sanitariums									S	R	R	R	S	R	R	S	R					S	
	Additional provisions. See <u>Sec. 18-229</u> .																						
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 13, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 10, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Limited fundraising events	L	L	L	L	L		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
	Additional provisions. See <u>Sec. 18-230</u> .																						

	(Code 1975, § 58-2.204; § 58-2.214; Ord. No. 2279, §§ 40, 52, 8-9-93; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Nursing, convalescent homes and hospices				S	S			S	R	R	S	S			R	S	R					
	Additional provisions. See <u>Sec. 18-231</u> .																					
	(Code 1975, § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2223, § 1(C), 12-28-92; Ord. No. 2279, §§ 16, 48, 8-9-93; Ord. No. 3115, §§ 5, 7, 14, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 11, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Schools, public and private	S	S	S	S	S	S	S	S	R	R	R	R	R	S	R	R	R			S	S	
	Additional provisions. See <u>Sec. 18-232</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.204; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2791, § 1, 10-28-03; Ord. No. 3115, §§ 4—7, 15, 10-13-09; Ord. No. 3132, §§ 25, 26, 36, 5-11-10; Ord. No. 3144, §§ 4, 5, 12, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part V. Lodging Uses																						
Boardinghouses or roominghouses					S											S	S					
	Additional provisions. See <u>Sec. 18-246</u> .																					
	(Code 1975, § 58-2.115; § 58-2.205; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 13, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Hotels and motels									S	R	R	R	R	R	R	S	S				S	
	Additional provisions. See <u>Sec. 18-247</u> .																					
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.205; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 16, 10-13-09; Ord. No. 3132, §§ 25, 26, 37, 5-11-10; Ord. No. 3144, §§ 4, 5, 14, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					

Vacation campgrounds	S					S																
	Additional provisions. See <u>Sec. 18-248</u> .																					
	(Code 1975, § 58-2.111; § 58-2.116; § 58-2.205; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Part VI. Office Uses																						
Financial institution with drive-in window							S	S	S	S	S	S		S								S
	Additional provisions. See <u>Sec. 18-259</u> .																					
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.206; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 5—7, 17, 10-13-09; Ord. No. 3132, §§ 26, 38, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Financial institution without drive-in window							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.206; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 5, 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4—6, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
General office							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.206; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, § 1, 8-9-93; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Medical clinic							R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.206; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part VII. Recreation Uses																						

Community park, recreation center or golf course	R	S	S	S	S	S		R	R	R	R	R	R	R	R	R	R					R
	(Code 1975, § 58-2.111; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.207; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3001, § 2, 7-24-07; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 26, 41, 5-11-10; Ord. No. 3144, §§ 4, 5, 16, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Country club with private membership	R	R	R	R	R			R	R	R	R	R	R	R	R	R	R					R
	Additional provisions. See <u>Sec. 18-270</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.207; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 18, 10-13-09; Ord. No. 3132, §§ 26, 39, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Neighborhood park or playground	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-271</u> .																					
	(Code 1975, § 58-2.111; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.207; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 19, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Private recreation center, club or area	S	S	S	S	S	S		S	R	R	R	R	R	R	R	R	R					S
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.207; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 26, 40, 5-11-10; Ord. No. 3144, §§ 4, 5, 15, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part VIII. Residential Uses																						
Bed and breakfast							S									S	S			S		
	Additional provisions. See <u>Sec. 18-286</u> .																					

	(Ord. No. 3132, §§ 25, 26, 43, 5-11-10; Ord. No. 3144, §§ 4, 5, 21, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																			
College dormitory, fraternity or sorority houses					R							S				R				
	(Code 1975, § 58-2.115; § 58-2.125; § 58-2.208; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, <u>§ 22</u> , 8-9-93; Ord. No. 3115, §§ 5, 7, 20, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																			
Manufactured home park						R														
	Additional provisions. See <u>Sec. 18-282</u> .																			
	(Code 1975, § 58-2.116; § 58-2.208; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																			
Multiple dwellings					R							S				R	R	R	R	
	Additional provisions. See <u>Sec. 18-283</u> .																			
	(Code 1975, § 58-2.115; § 58-2.125; § 58-2.208; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, <u>§ 22</u> , 8-9-93; § 58-2.214; Ord. No. 3115, §§ 5, 7, 21, 10-13-09; Ord. No. 3132, §§ 25, 26, 42, 5-11-10; Ord. No. 3144, §§ 4, 5, 17, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																			
Retirement housing				S	S							S				R	R	R		
	Additional provisions. See <u>Sec. 18-284</u> .																			
	(Code 1975, § 58-2.114; § 58-2.115; § 58-2.125; § 58-2.208; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 17, 22, 8-9-93; Ord. No. 3115, §§ 5, 7, 22, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 18, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																			
Single-family dwellings	R	R	R	R	R		R									R		R		
	Additional provisions. See <u>Sec. 18-285</u> .																			

	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.208; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 17, 22, 49, 8-9-93; Ord. No. 3115, §§ 5, 7, 23, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 19, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Two-family dwellings				S	R											S	S				
	(Code 1975, § 58-2.114; § 58-2.115; § 58-2.208; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 17, 22, 8-9-93; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 20, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Part IX. Retail and Personal Service Uses. REFER TO INDIVIDUAL USE SECTIONS FOR ADDITIONAL REGULATIONS.																					
Animal clinic with outside runs	S								S	S	S										
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.111; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2223, § 1(D), 12-28-92; Ord. No. 2279, §§ 31, 32, 34, 35, 50, 8-9-93; Ord. No. 2830, §§ 2, 3, 6-8-04; Ord. No. 2854, §§ 2, 3, 11-9-04; Ord. No. 3115, §§ 6, 7, 24, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Animal clinic without outside runs	S							S	R	R	R		R								R
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.111; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2223, § 1(D), 12-28-92; Ord. No. 2279, §§ 31, 32, 34, 35, 50, 8-9-93; Ord. No. 2830, §§ 2, 3, 6-8-04; Ord. No. 2854, §§ 2, 3, 11-9-04; Ord. No. 3115, §§ 6, 7, 24, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Animal kennel without outside runs	S								S	S											R
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Ord. No. 2597, § 1, 2-14-00; Ord. No. 2830, §§ 2, 29, 6-8-04; Ord. No. 2854, §§ 2, 29, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				

Animal kennel with outside runs																						S
	Additional provisions. See <u>Sec. 18-300</u> .																					
	(Ord. No. 2597, § 1, 2-14-00; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Auto rental								R	R	S	S											
	Additional provisions. See Secs. <u>18-300</u> and <u>18-306</u> .																					
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 4, 6-8-04; Ord. No. 2854, §§ 2, 4, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Auto service center								R	R	S	R					S		R				
	Additional provisions. See Secs. <u>18-300</u> and <u>18-307</u> .																					
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3144, §§ 4, 5, 22, 9-14-10; Ord. No. 2830, §§ 2, 5, 6-8-04; Ord. No. 2854, §§ 2, 5, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 44, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Bar, lounge or tavern								S	R	R	S	R		R	R	R	R	R	R		R	
	Additional provisions. See Secs. <u>18-300</u> and <u>18-308</u> .																					
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 6, 6-8-04; Ord. No. 2854, §§ 2, 6, 11-9-04; Ord. No. 3115, §§ 4, 5, 7, 25, 10-13-09; Ord. No. 3132, §§ 25, 26, 45, 5-11-10; Ord. No. 3144, §§ 4, 5, 23, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Business school								R	R	R	R	R	R	R								R
	Additional provisions. See <u>Sec. 18-300</u> .																					

	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 7, 6-8-04; Ord. No. 2854, §§ 2, 7, 11-9-04; Ord. No. 3115, §§ 4—7, 26, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Car wash								R	R												R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-309</u> .																				
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2547, §§ 1—3, 6-28-99; Ord. No. 2830, §§ 2, 8, 6-8-04; Ord. No. 2854, §§ 2, 8, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Catering service							S	R	R	R	R		R	R			R	R	R	R	S
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 9, 6-8-04; Ord. No. 2854, §§ 2, 9, 11-9-04; Ord. No. 3115, §§ 4, 5, 7, 27, 10-13-09; Ord. No. 3132, §§ 25, 26, 46, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Clubs and lodges - nonprofit								R	R			S	R	R	R	R	S	R	S	R	R
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 32, 36, 8-9-93; Ord. No. 2830, §§ 2, 10, 6-8-04; Ord. No. 2854, §§ 2, 10, 11-9-04; Ord. No. 3115, §§ 4—7, 28, 10-13-09; Ord. No. 3132, §§ 25, 26, 47, 5-11-10; Ord. No. 3144, §§ 4, 5, 24, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Commercial Amusement - inside								R	R	R			R	R	R	R					
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.111; § 58-2.122; § 58-2.123; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 11, 6-8-04; Ord. No. 2854, §§ 2, 11, 11-9-04; Ord. No. 3115, §§ 4, 5, 7, 29, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 25, 9-14-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3453, § 3, 10-10-17)																				

Commercial Amusement - outside										R	R	S			R	S							
	Additional provisions. See <u>Sec. 18-300</u> .																						
	(Code 1975, § 58-2.123; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 5, 7, 30, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3453, § 3, 10-10-17)																						
Convention Center																	R						
	Additional provisions. See <u>Sec. 18-300</u> .																						
	(Ord. No. 3144, §§ 4, 5, 26, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Drive-in theater										S													
	Additional provisions. See <u>Sec. 18-300</u> .																						
	(Code 1975, § 58-2.123; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						
Dry cleaning, laundry store								R	R			R	R	R	R	R	R	R	R		R		
	Additional provisions. See Secs. <u>18-300</u> and <u>18-310</u> .																						
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 12, 6-8-04; Ord. No. 2854, §§ 2, 12, 11-9-04; Ord. No. 3115, §§ 4—7, 31, 10-13-09; Ord. No. 3132, §§ 25, 26, 48, 5-11-10; Ord. No. 3144, §§ 4, 5, 27, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Equipment rental									S	R													R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-311</u> .																						
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 13, 6-8-04; Ord. No. 2854, §§ 2, 13, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						

Frozen food lockers									R												R
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Furniture stores								R	R					R	R	R	R	R			
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 14, 6-8-04; Ord. No. 2854, §§ 2, 14, 11-9-04; Ord. No. 3115, §§ 5, 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 49, 5-11-10; Ord. No. 3144, §§ 4, 5, 28, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Garage for repair and rebuilding of personal vehicles									R									R			R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-312</u> .																				
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 50, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
General merchandise or food store 3,500 sq. ft. or less								R	R	R	R	S	R	R	R	R	R	R		R	R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-313</u> .																				
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 1, 15, 6-8-04; Ord. No. 3115, §§ 4—7, 32, 10-13-09; Ord. No. 3132, §§ 25, 26, 51, 5-11-10; Ord. No. 3144, §§ 4, 5, 29, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
General merchandise or food store > 3,500 sq. ft.								R	R					R	R	R					
	Additional provisions. See Secs. <u>18-300</u> and <u>18-314</u> .																				

	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 1, 2, 6-8-04; Ord. No. 2854, §§ 2, 15, 11-9-04; Ord. No. 3101, § 1, 7-28-09; Ord. No. 3115, §§ 5, 7, 33, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 30, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Home improvement centers, lumber, brick or building materials								R	R												R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-315</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 16, 6-8-04; Ord. No. 2854, §§ 2, 16, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Household equipment and appliance repair								R	R								R	R		R	R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-316</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 17, 6-8-04; Ord. No. 2854, §§ 2, 17, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 52, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Indoor shooting range									R	R											
	Additional provisions. See Secs. <u>18-300</u> and <u>18-333</u> .																				
	(Ord. No. 3523, § 3, 4-23-19)																				
Job printing									R	R		R	R								R
	Additional provisions. See <u>Sec. 18-300</u> .																				
	(Code 1975, § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 6, 7, 34, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Liquor store							S	R	R	R	S		S	R	R	R					
	Additional provisions. See Secs. <u>18-300</u> and <u>18-317</u> .																				

	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 18, 6-8-04; Ord. No. 2854, §§ 2, 18, 11-9-04; Ord. No. 3115, §§ 4, 5, 7, 35, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 31, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Marijuana store								R	R													
	Additional provisions. See Secs. <u>18-300</u> and <u>18-331</u> .																					
	(Ord. No. 3400, § 3, 8-23-16)																					
Micro-Alcohol							S	R	R	R	R		S	R	R	R	R	R		R	R	
	Additional provisions. See <u>Sec. 18-334</u> .																					
	(Ord. No. 3559, § 2, 7-28-20)																					
Mortuary, funeral home	S							R	R	S											S	
	Additional provisions. See Secs. <u>18-300</u> and <u>18-318</u> .																					
	(Code 1975, § 58-2.111; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 19, 6-8-04; Ord. No. 2854, §§ 2, 19, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Motor vehicle fueling station								R	R	S				S							R	
	Additional provisions. See Secs. <u>18-300</u> and <u>18-319</u> .																					
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2547, §§ 1, 2, 4, 6-28-99; Ord. No. 2830, §§ 2, 20, 6-8-04; Ord. No. 2854, §§ 2, 20, 11-9-04; Ord. No. 3115, §§ 5, 7, 36, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Motor vehicle pawnbroker									R												R	
	Additional provisions. See Secs. <u>18-300</u> and <u>18-320</u> .																					

	(Ord. No. 3148, §§ 1—3, 11-9-10; Ord. No. 3165, § 1, 4-12-11)																				
Nursery, garden shop, and plant sales								S	R	R					R	R	R			S	R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-321</u> .																				
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 21, 6-8-04; Ord. No. 2854, §§ 2, 21, 11-9-04; Ord. No. 3115, §§ 5, 7, 37, 10-13-09; Ord. No. 3132, §§ 25, 26, 53, 5-11-10; Ord. No. 3144, §§ 4, 5, 32, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Outdoor shooting range	S																				
	Additional provisions. See Secs. <u>18-300</u> and <u>18-322</u> .																				
	(Code 1975, § 58-2.111; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Pawnshops									R	R											
	Additional provisions. See Secs. <u>18-300</u> and <u>18-323</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 22, 6-8-04; Ord. No. 2854, §§ 2, 22, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Personal service use								R	R	R	R	S	R	R	R	R	R	R	R	R	
	Additional provisions. See Secs. <u>18-300</u> and <u>18-324</u> .																				
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 23, 6-8-04; Ord. No. 2854, §§ 2, 23, 11-9-04; Ord. No. 3115, §§ 4—7, 38, 10-13-09; Ord. No. 3132, §§ 25, 26, 54, 5-11-10; Ord. No. 3144, §§ 4, 5, 33, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Pet cemetery	S									S											S

	Additional provisions. See <u>Sec. 18-300</u> .																					
	(Code 1975, § 58-2.111; § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Restaurant with drive-in or drive-through								S	S	S	S	S	S		S							S
	Additional provisions. See Secs. <u>18-300</u> and <u>18-325</u> .																					
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 24, 6-8-04; Ord. No. 2854, §§ 2, 24, 11-9-04; Ord. No. 3115, §§ 5—7, 39, 10-13-09; Ord. No. 3132, §§ 26, 55, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Restaurant without drive-in or drive-through								R	R	R	R	R	R	R	R	R	R	R		R	R	R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-326</u> .																					
	(Code 1975, § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 25, 6-8-04; Ord. No. 2854, §§ 2, 25, 11-9-04; Ord. No. 3115, §§ 4—7, 40, 10-13-09; Ord. No. 3132, §§ 25, 26, 56, 5-11-10; Ord. No. 3144, §§ 4, 5, 34, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Sales kiosk																R	R					
	Additional provisions. See Secs. <u>18-300</u> and <u>18-327</u> .																					
	(Ord. No. 3144, §§ 4, 5, 35, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Sexually oriented business									S													S
	Additional provisions. See Secs. <u>18-300</u> and <u>18-328</u> .																					
	(Code 1975, § 58-2.122; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2367, §§ 3—5, 8, 1-23-95; Ord. No. 2830, §§ 2, 26, 6-8-04; Ord. No. 2854, §§ 2, 26, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					

Taxidermist									S	R	S											R
	Additional provisions. See <u>Sec. 18-300</u> .																					
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 27, 6-8-04; Ord. No. 2854, §§ 2, 27, 11-9-04; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Technical and trade schools										S	S		S	S	S	S	S					R
	Additional provisions. See <u>Sec. 18-300</u> .																					
	(Code 1975, § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 41, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 36, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Theater									R	R	R	R		R	R	R	R					
	Additional provisions. See Secs. <u>18-300</u> and <u>18-329</u> .																					
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.125; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2830, §§ 2, 28, 6-8-04; Ord. No. 2854, §§ 2, 28, 11-9-04; Ord. No. 3115, §§ 4, 5, 7, 42, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 37, 9-14-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3453, § 3, 10-10-17)																					
Vehicle display, sales, service, and storage										R												R
	Additional provisions. See Secs. <u>18-300</u> and <u>18-330</u> .																					
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.209; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3148, § 5, 11-9-10; Ord. No. 3165, § 1, 4-12-11)																					
Part X. Temporary Uses																						
Christmas tree lots	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Additional provisions. See <u>Sec. 18-360</u> .																					

	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Farmers' market															T	T				T	
	Additional provisions. See <u>Sec. 18-362</u> .																				
	(Ord. No. 3132, §§ 25, 26, 59, 5-11-10; Ord. No. 3144, §§ 4, 5, 39, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Other temporary use	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Additional provisions. See <u>Sec. 18-361</u> .																				
	(Ord. No. 3499, § 1, 10-10-18)																				
Seasonal sales stand	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Additional provisions. See <u>Sec. 18-363</u> .																				
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 5, 7, 43, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11; Ord. No. 3188, § 1, 2-14-12)																				
Temporary concrete or asphalt batch plant	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Additional provisions. See <u>Sec. 18-364</u> .																				
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Temporary construction yard, or	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

construction or sales office	Additional provisions. See <u>Sec. 18-365</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—6, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Temporary donation collection bin								T	T	T	>T	T	T	T	T			T	T	T		T
	Additional provisions. See <u>Sec. 18-370</u> .																					
	(Ord. No. 3317, § 1, 11-25-14)																					
Temporary grazing	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T					T
	Additional provisions. See <u>Sec. 18-366</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 26, 57, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Temporary living quarters	T	T	T																			
	Additional provisions. See <u>Sec. 18-367</u> .																					
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Traveling show, carnival, circus or special event	T								T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Additional provisions. See <u>Sec. 18-368</u> .																					
	(Code 1975, § 58-2.111; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.210; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3001, § 3, 7-24-07; Ord. No. 3115, §§ 4—7, 44, 10-13-09; Ord. No. 3132, §§ 25, 26, <u>58</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 38, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					

Vending cart sales																T	T					
	Additional provisions. See <u>Sec. 18-369</u> .																					
	(Ord. No. 3144, §§ 4, 5, 40, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Part XI. Transportation Uses																						
Airports	S																					S
	Additional provisions. See <u>Sec. 18-380</u> .																					
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.211; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Commercial bus station and terminal									R	S	S											
	(Code 1975, § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.211; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Heliports	S							S	S	S	S	S	S	S	S	S						S
	Additional provisions. See <u>Sec. 18-381</u> .																					
	(Code 1975, § 58-2.111; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.211; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 45, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 42, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Multilevel parking garage															S	S						
	(Ord. No. 3144, §§ 4, 5, 43, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																					
Railroad yard																						S

	(Code 1975, § 58-2.126; § 58-2.211; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Surface parking lot																S	S				
	(Ord. No. 3144, §§ 4, 5, 44, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Transit passenger shelter	S	S	S	S	S	S	S	R	R	R	R	R	R	R	R	R	R	R	R	R	R
	Additional provisions. See <u>Sec. 18-382</u> .																				
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.211; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Part XII. Utility and Public Service Uses																					
Animal shelter with outside runs	S																				S
	(Code 1975, § 58-2.111; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 33, 35, 51, 8-9-93; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Animal shelter without outside runs	S																				R
	(Code 1975, § 58-2.111; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 33, 35, 51, 8-9-93; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Commercial radio and TV station									S	R	R	R		S	S	S	S				R
	(Code 1975, § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3115, §§ 4, 5, 7, 46, 10-13-09; Ord. No. 3132, § 25, 5-11-10; Ord. No. 3144, §§ 4, 5, 45, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Electric substation and	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						R

gas regulator station	Additional provisions. See <u>Sec. 18-393</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 60, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						
Electrical generating plant	S																					S	
	Additional provisions. See <u>Sec. 18-394</u> .																						
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						
Library	S	S	S	S	S		S	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Additional provisions. See <u>Sec. 18-395</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3001, § 4, 7-24-07; Ord. No. 3115, §§ 4—7, 47, 10-13-09; Ord. No. 3132, §§ 25, 26, 61, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Local utilities	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
	Additional provisions. See <u>Sec. 18-396</u> .																						
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.116; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Police and fire stations	S	S	S	S	S		S	R	R	R	R	R	R	R	R	S	S	S	S	S	S	R	
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 62, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						

Post office	S	S	S	S	S			R	R	R	R	R	R	R	R	R	R	R	R	R	R
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Refuse transfer station																					S
	Additional provisions. See <u>Sec. 18-397</u> .																				
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Sewage treatment plant	S																				S
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Telephone exchange without shops or offices	S				S			S	R	R	R	R									R
	(Code 1975, § 58-2.111; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Utility or government installation other than listed	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																				
Water treatment plant, reservoir and water storage tanks	S	S	S	S	S		S	S	S	S	S	S	S	S							R
	(Code 1975, § 58-2.111; § 58-2.112; § 58-2.113; § 58-2.114; § 58-2.115; § 58-2.121; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 63, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				

Part XIII. Wholesale, Distribution and Storage Uses																						
Auto auction										S												R
	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Contractor's maintenance yard																						R
	Additional provisions. See <u>Sec. 18-408</u> .																					
	(Code 1975, § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Freight terminal														R								R
	(Code 1975, § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 7, 48, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Grain and feed elevators	S																					R
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Livestock auction pens or sheds	S																					S
	(Code 1975, § 58-2.111; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																					
Mini-warehouse																						S
	Additional provisions. See <u>Sec. 18-409</u> .																					

	(Code 1975, § 58-2.123; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2456, § 1—3, 5-12-97; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Office showroom/warehouse										R	R			R							R
	Additional provisions. See <u>Sec. 18-410</u> .																				
	(Code 1975, § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 7, 49, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Outdoor storage																					S
	Additional provisions. See <u>sec. 18-411</u> .																				
	(Code 1975, § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Petroleum products storage and wholesale																					S
	(Code 1975, § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Recycling collection center	L	L	L	L	L	L	L	S	S	S	L						L	L	L	L	S
	Additional provisions. See <u>Sec. 18-412</u> .																				
	(Code 1975, § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, § 7, 10-13-09; Ord. No. 3132, §§ 25, 26, 64, 5-11-10; Ord. No. 3165, § 1, 4-12-11)																				
Warehouse									S	S			R	S							R
	Additional provisions. See <u>Sec. 18-413</u> .																				

	(Code 1975, § 58-2.123; § 58-2.124; § 58-2.126; § 58-2.213; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3115, §§ 4, 5, 7, 50, 10-13-09; Ord. No. 3132, <u>§ 26</u> , 5-11-10; Ord. No. 3165, § 1, 4-12-11)																						
Part XIV. Wireless Telecommunication Uses* See Article IX																							
Commercial radio or TV facility	S							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Additional provisions. See <u>Sec. 18-424</u> and Article IX.																						
	(Code 1975, § 58-2.111; § 58-2.122; § 58-2.123; § 58-2.124; § 58-2.125; § 58-2.126; § 58-2.212; § 58-2.214; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Commercial satellite dish	S							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Additional provisions. See <u>Sec. 18-425</u> and Article IX.																						
	(Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Mobile telephone facility	S							S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Additional provisions. See <u>Sec. 18-426</u> and Article IX.																						
	(Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, 5-11-10; Ord. No. 3144, §§ 4, 5, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						
Public safety telecommunication facility	S	S	S	S	S		S	R	R	R	R	R	R	R	R	R	R	R	S	S	S	R	
	Additional provisions. See <u>Sec. 18-427</u> and Article IX.																						
	(Ord. No. 2524, §§ 3—5, 10-12-98; Ord. No. 2543, § 2, 5-10-99; Ord. No. 3115, §§ 4—7, 10-13-09; Ord. No. 3132, §§ 25, 26, <u>66</u> , 5-11-10; Ord. No. 3144, §§ 4, 5, 47, 9-14-10; Ord. No. 3165, § 1, 4-12-11)																						

